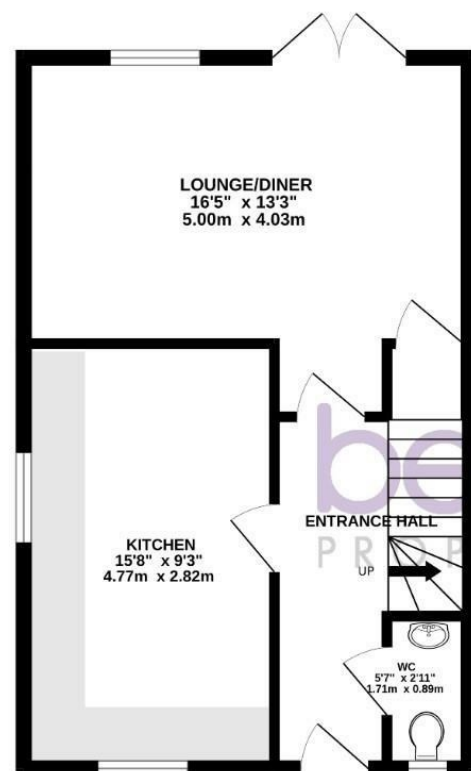
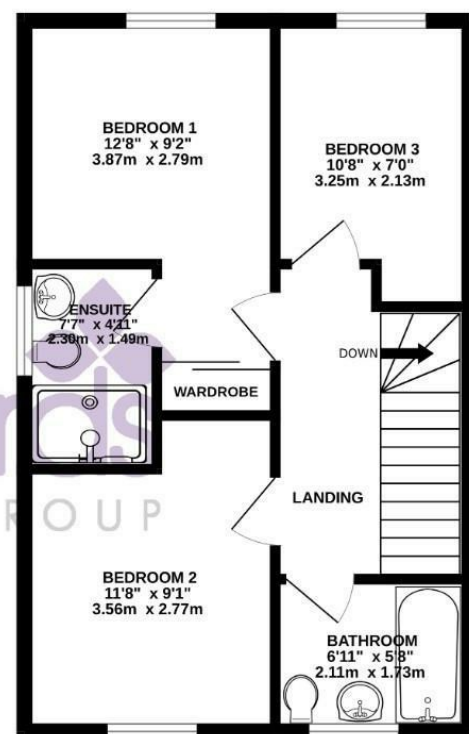


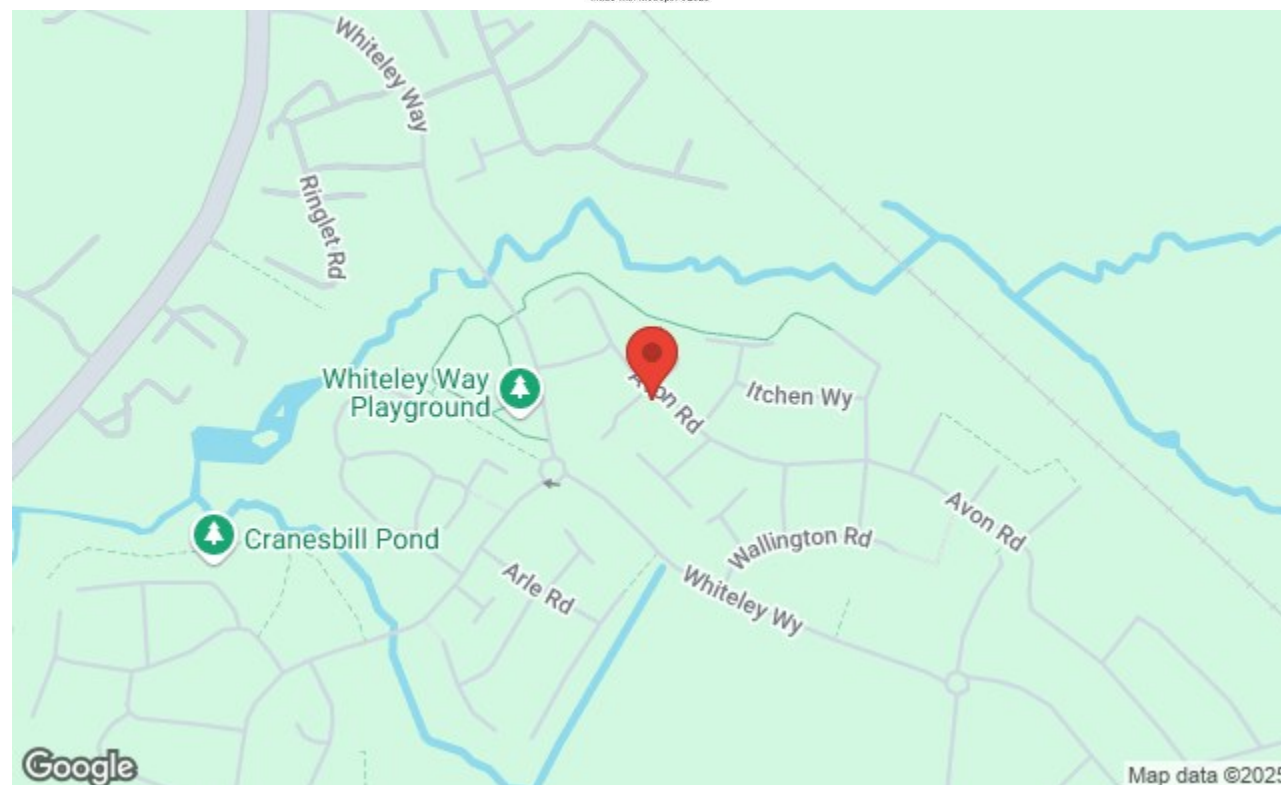
GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Guide Price £370,000

Avon Road, Southampton SO30 2DR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Modern three-bedroom semi-detached home built approximately three years ago
- Popular residential location
- Vacant and ready to move into – ideal for first-time buyers
- Spacious kitchen with extended units
- Bright rear lounge with patio doors
- Handy downstairs W/C off the entrance hallway
- Two double bedrooms and one single bedroom on the first floor
- Master bedroom with en-suite and built-in wardrobes
- Attractive rear garden with lawn, patio, and mature flower beds
- Driveway parking for two cars at the side of the property

A fantastic opportunity to purchase a modern three-bedroom semi-detached home, situated in the sought-after village of Curdrige. Built just three years ago.

The property is vacant and ready to move into, offering contemporary living across two floors. To the side, there is driveway parking for two vehicles.

Inside, the home features a spacious kitchen with extended units, providing ample worktop and storage space and a fitted water filter and waste disposal unit. A convenient downstairs W/C sits off the hallway, while the rear lounge offers a bright and airy space with patio doors opening onto the garden.

Upstairs, there are two generous double bedrooms and a further single bedroom. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the other bedrooms are served by a modern family bathroom.

The rear garden has been tastefully improved with the addition of flower beds, creating a mature and attractive outdoor space with a patio and lawned area—ideal for relaxing or entertaining.

Whether you're a first-time buyer or looking to step onto the property ladder in a desirable village setting, this home offers both comfort and excellent value.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN
15'7" x 9'3" (4.77 x 2.82)

LOUNGE DINER
16'4" x 13'2" (5.00 x 4.03)

W/C
5'7" x 2'11" (1.71 x 0.89)

BEDROOM ONE
12'8" x 9'1" (3.87 x 2.79)

ENSUITE
7'6" x 4'10" (2.30 x 1.49)

BEDROOM TWO
11'8" x 9'1" (3.56 x 2.77)

BEDROOM THREE
10'7" x 6'11" (3.25 x 2.13)

BATHROOM
6'11" x 5'8" (2.11 x 1.73)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless

of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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