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Walker &
Waterer

48 Southampton Road
Park Gate SO31 6AF

£450,000





WALKER & WATERER are delighted to offer for sale this beautifully presented four bedroom semi-detached bungalow. The property boasts four bedrooms, lounge, open plan kitchen/dining/family room, downstairs cloakroom, utility room & stunning modern fitted family bathroom. The property also enjoys a rear enclosed garden and detached garage.

01489 580800



To the front of the property, there is a separate Living Room which has recently had a refresh with panelling added to the walls, and a feature electric fireplace with remote controls. The bay at the front is typical of this design home adding a lovely touch of character to the room.

There is a large Utility Room off the main hallway that houses the washing machine and a range of cupboard units, ideal for storage and keeping the laundry shut away from the rest of the house.

The Bedroom on the Ground Floor is ideal to use as the Main Bedroom or perfect for an older child to have their own space, otherwise it could always be utilised as a home office if all 4 Bedrooms are not needed.

On the first floor, there are 3 Double Bedrooms, one of them featuring a beautiful ceiling height window providing a great feature to the property.

The Bathroom benefits from a separate Free Standing Roll Top Bath and Large Double Shower with Rainfall Shower head. There is also automated lighting as you enter the Bathroom, giving that extra touch of sophistication.

Externally, the Detached Garage is ideal for storage or has the possibility to convert to a home office, gym, workshop or whatever you wished.

Southampton Road is situated in a no through road with Park Gate shops and amenities within walking distance including Co Op, eateries and hairdressers. Swanwick train station is less than a mile away and other transport links are easily accessed including A27 & M27.

Beautifully Presented Four Bedroom Semi Detached Bungalow

Vastly Improved Throughout

Main bathroom with Roll Top Bath & Double Shower

Large Open Plan Kitchen, Dining & Seating Space

Separate Living Room

Driveway Parking for 4-5 Cars

Single Detached Garage

South Facing Rear Garden

Impressively Extended

Modernised to a great standard

Freehold

Council Tax Band - **D**

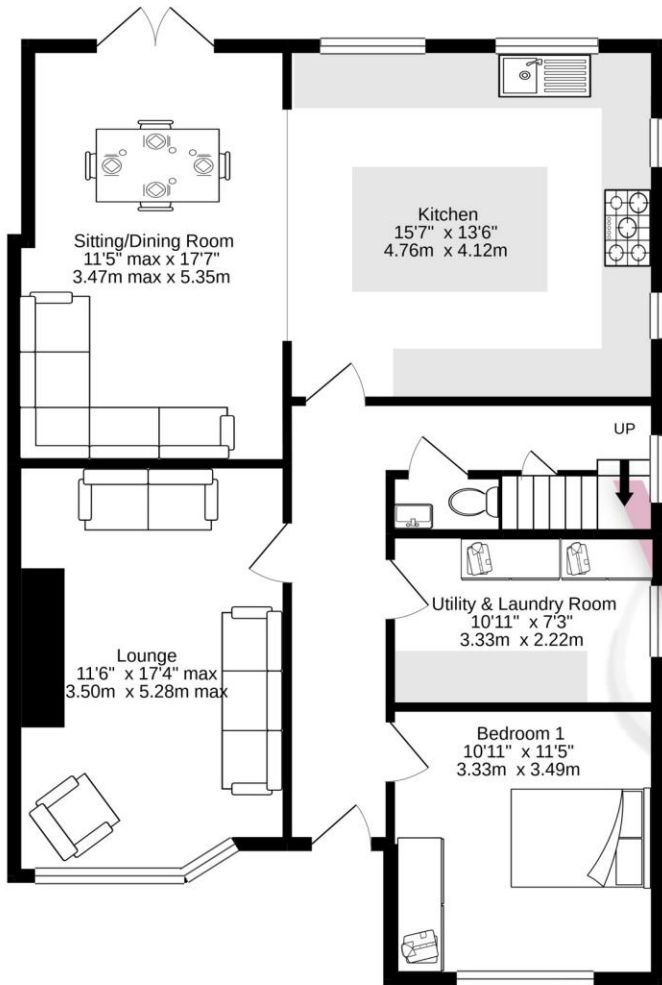
EPC Rating - **D**

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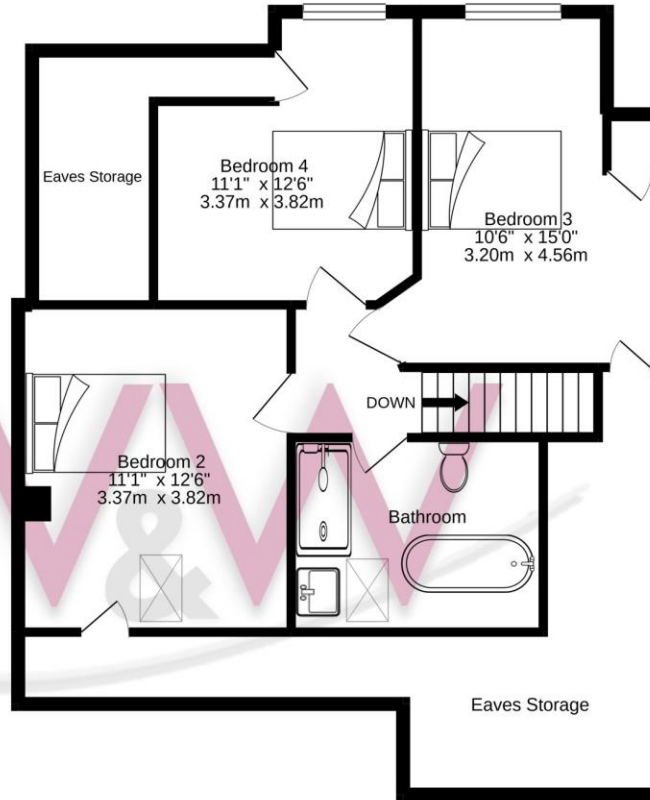
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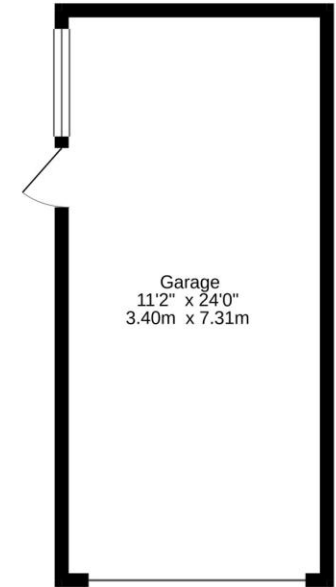
Ground Floor
967 sq.ft. (89.9 sq.m.) approx.



1st Floor
795 sq.ft. (73.8 sq.m.) approx.



Garage
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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THE
GUILD
PROPERTY
PROFESSIONALS

Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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