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Walker &
Waterer

149 Swanwick Lane
Swanwick SO31 7HB

OIRO £535,000



Beautiful three bedroom detached character home

The property is offered with no forward chain

Sit on an enviable corner plot of 0.24 acres

The property enjoys a wealth of period features

Reception entrance hall with under stairs storage cupboard and modern alarm system

Dining room to the front with walk in bay window

Open plan lounge extending into dual aspect family room

Centerpiece fireplace with gas inset fire

Dual aspect kitchen/breakfast room enjoying built in double oven & gas hob with space for further appliances

Downstairs cloakroom comprising two piece white suite

Rear enclosed porch with door opening into the garden

Gas central heating throughout

Galleried landing with access to large loft space

Main bedroom enjoying walk in bay window

Two further spacious bedrooms

Family bathroom comprising three piece suite

Mature landscaped gardens majority laid to lawn with paved patio area

Mature trees & shrubbery in the garden

Both brick built & wooden shed & greenhouse to remain

Garage in need of restoration

Extensive driveway parking to the front & side for multiple vehicles extending to rear offering additional hard standing

The property offers excellent extension potential subject to the relevant planning permission



Swanwick Lane is situated in the ever popular location of Swanwick, the marina is less than a 10 minute stroll away, perfect for any boating enthusiast. A number of eateries are also within a short walk including Harpers Steakhouse & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.

Freehold

Council Tax Band - **E**

EPC Rating - **TBC**

01489 577990

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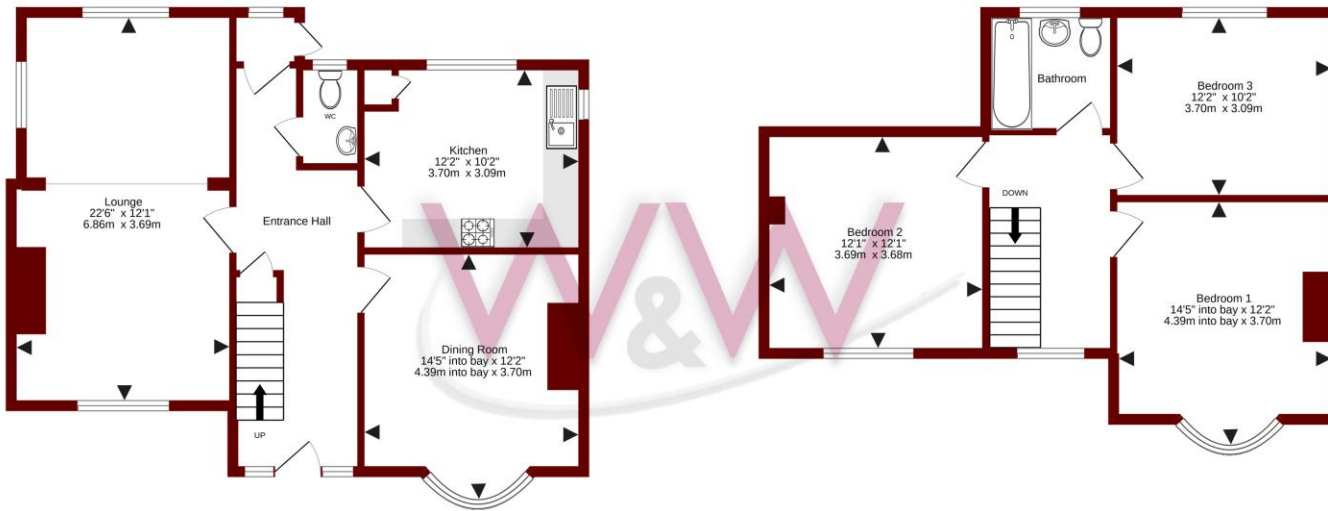
20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD

Ground Floor
679 sq.ft. (63.1 sq.m.) approx.

1st Floor
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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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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