



**Guide Price £325,000**

**Freehold**

**84 Badgers Copse, Park Gate**  
**Southampton, Hampshire SO31 1DU**



## Quick View



3 Bedrooms



Garage



1 Living Room



2.5 Bathrooms



End of Terrace House



EPC Rating C



Driveway Parking



Council Tax Band D

## Reasons to View

- Spacious open plan living/ dining area offering a sociable layout for those who enjoy entertaining, even more so in the summer with those doors opened to the garden.
- Two double bedrooms will offer scope for the family to grow whilst still retaining bedroom three for a study or dressing room.
- The pretty rear garden is paved for ease of maintenance so there will be no need to spend all your free time at the weekend mowing.
- Visitors won't need to be up and down the stairs with the conveniently situated ground floor cloakroom.
- This is the perfect location for those who commute by train; it's just 10 minutes on foot to Swanwick station according to Google!
- There's driveway parking for one/two vehicles, and scope for more so there'll be no problem finding a space to park at the end of a busy day at work.

## Description

This lovely three bedroom end of terrace house has been in the same ownership since new in 2004 and is conveniently situated for the motorway, Swanwick station and local shops at Park Gate; ideal for a busy couple or families who need easy access to the local transport links. There is parking for one or two cars on the driveway in front of the garage which is a good size with electrically operated door and personnel door into the garden.

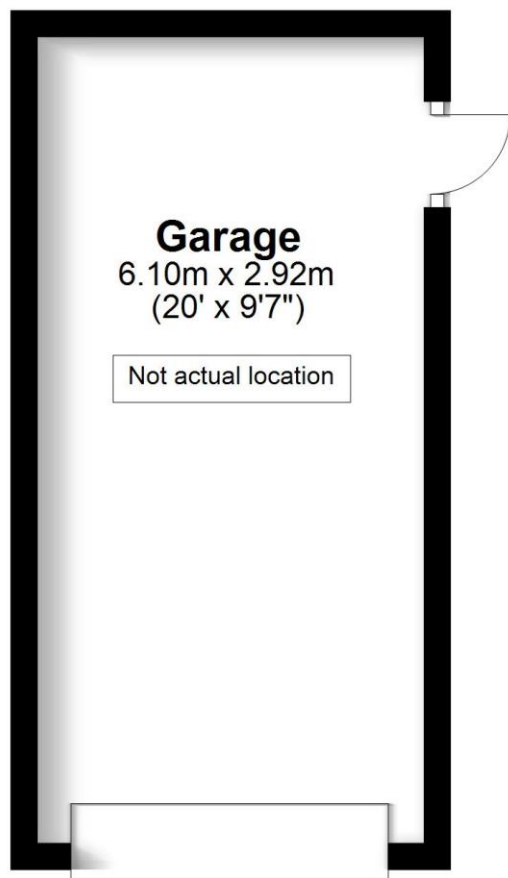
The smart composite front door opens into the reception hall, with doors off to the cloakroom and living room as well as stairs leading up to the first floor landing. The living room is open plan to the dining area which makes for a lovely spacious feeling reception room. With the dual aspect; a window to the front and patio doors to the rear, light filters right through from front to back. A useful under stairs cupboard offers that all important storage for shoes, coats and the Hoover. Positioned to the rear, the kitchen is fitted with a range of wall and base units with a door opening to the garden, handy for catering those summer BBQs. There is a built in double oven and gas hob (currently isolated).

On the first floor, bedroom one benefits from its own en-suite shower room and has built in wardrobes for storage. The remaining two bedrooms, a double and a single both have built in wardrobe storage cupboards. They share the family bathroom which has a white suite comprising WC, wash hand basin and bath. The cupboard on the landing hosts the Vaillant gas combination boiler and offers further storage.

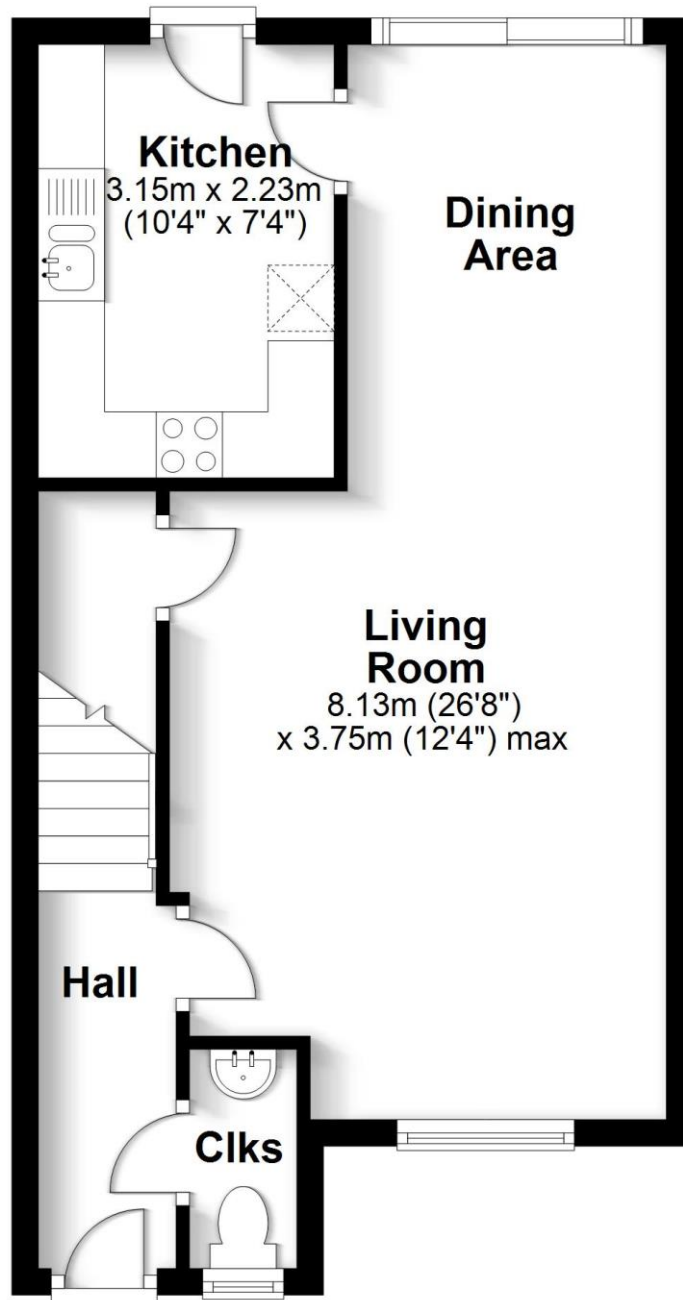
Outside, the pretty yet, low maintenance garden offers a space ready to start enjoying as soon as the summer puts an appearance in again. The timber shed behind the garage will remain giving plenty of storage for garden furniture. Offered with vacant possession a swift move should be possible so don't delay your call to arrange your viewing today.

## Directions

<https://what3words.com/mirroring.villas.storms>

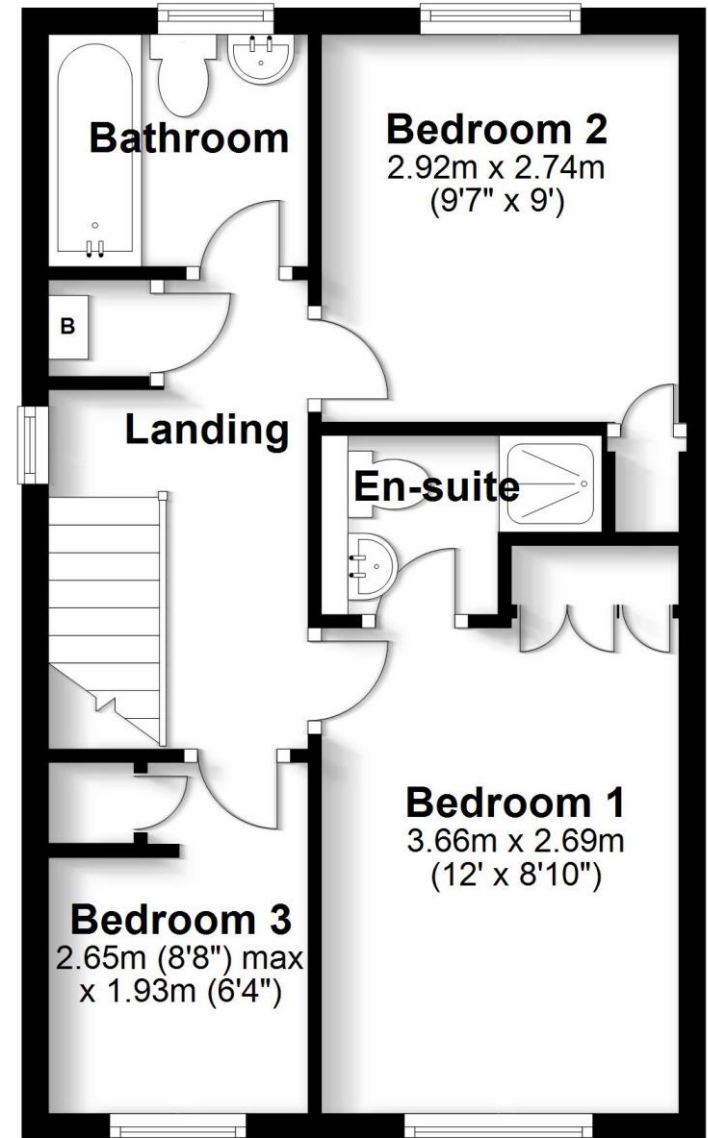


**Ground Floor**  
Approx. 58.8 sq. metres (632.9 sq. feet)



**First Floor**

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

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