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**Walker & Waterer**

18 Beacon Mount  
Southampton SO31 7GN  
£323,000



Beautifully Presented Detached Family Home

Spacious Lounge with Window to Front

Kitchen/ Dining Room has a Number of Wall and Base Units with Space for Additional Appliance & Double Doors out to Garden

Three Generous Sized Bedrooms

Built in Wardrobes to Bedroom One & Two

Modern Fitted Family Bathroom Enjoys Three Piece Suite

Storage Cupboard

Enclosed Landscaped Garden

Integrated Garage

Newly Laid Driveway with Parking for Several Cars

Property Located Close to Local Amenities



Beacon Mount is located just a short stroll from the shops and amenities of Park Gate including Co Op & Sainsburys.

Also just around the corner is Swanwick train station.

Freehold

Council Tax Band

EPC Rating 81 89

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01489 577990

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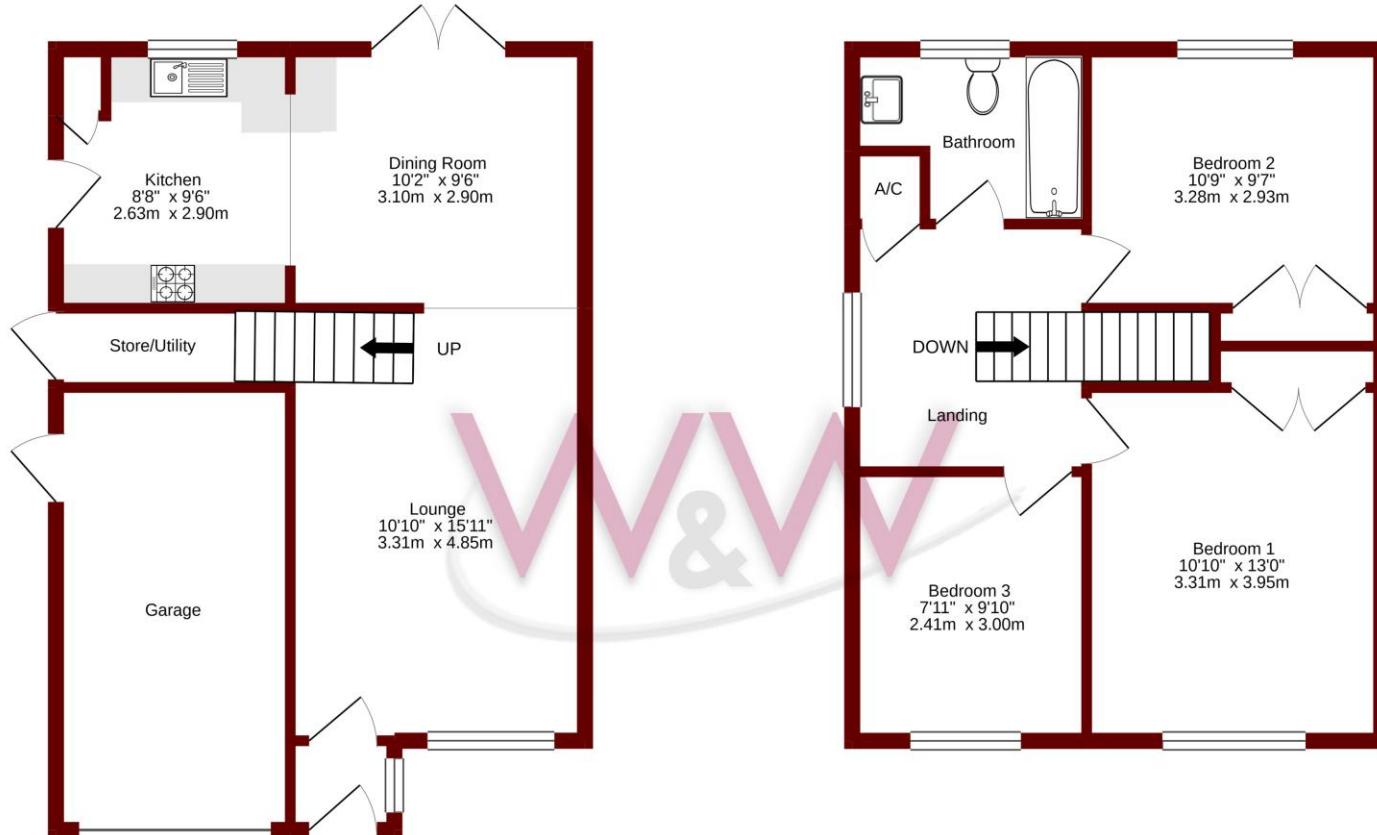
20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD

Ground Floor  
535 sq.ft. (49.7 sq.m.) approx.

1st Floor  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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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.

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

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