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Walker &
Waterer

Duncan Road
Southampton SO31 1BD

£430,000



Beautifully Presented and Vastly Improved

Five Bedroom Detached Family Home

Modern Fitted Kitchen with High Gloss Units, Built in Appliances Include Smeg Double Oven, Hob & Space for Additional Appliances

Impressive Sized Lounge with Feature Centre Piece Smeg Gas Fireplace

Huge Conservatory with Attractive Tiled Flooring

Replacement Carpets Throughout the Stairs & Landing

Main Bedroom with Window to the Rear and Wardrobes to Remain

Modern Fitted Family Shower Room With Feature 'P' Shaped Shower, Three Piece White Suite & Attractive Tiling

Three Further Bedrooms all with Attractive Wood Effect Flooring

Replacement Worcester Combi Boiler

Downstairs Bedroom Benefitting from Built in Wardrobes and Access to Shower Room

Modern En-Suite Shower Room to Downstairs, Three Piece Suite & Attractive Tiling

Rear Enclosed Tiered Landscaped Garden, Decking Area & Paved Patio (Low Maintenance)

Shed/ Summer House to Remain

Garden Offers in our Opinion a Good Degree of Privacy, Mature Trees

Driveway Parking

CCVT Cameras to Remain



Duncan Road is ideally situated with a variety of shops and amenities within 5 minutes walk including Co Op, Sainsburys, banks, takeaways & hairdressers, there are numerous pubs & restaurants within walking distance also.

The transport links are easily accessible with Swanwick train station, A27, M27 & Southampton Airport close by.

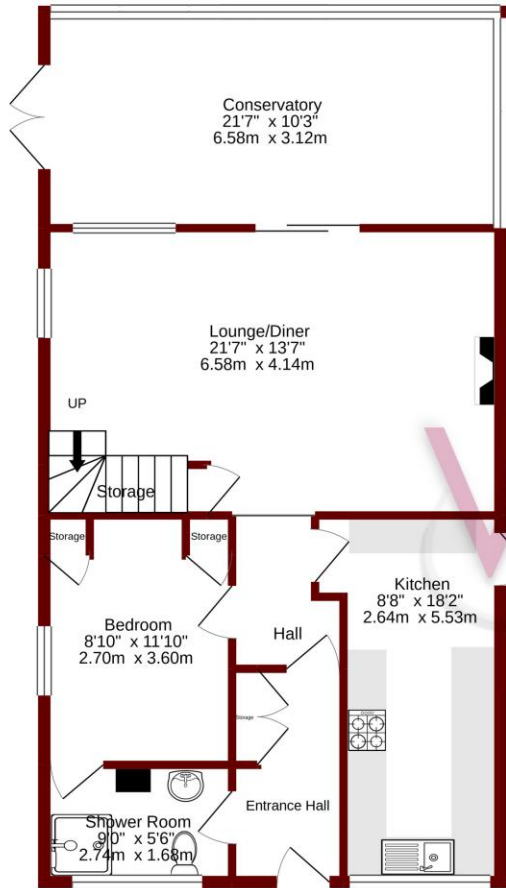
Freehold

Council Tax Band D

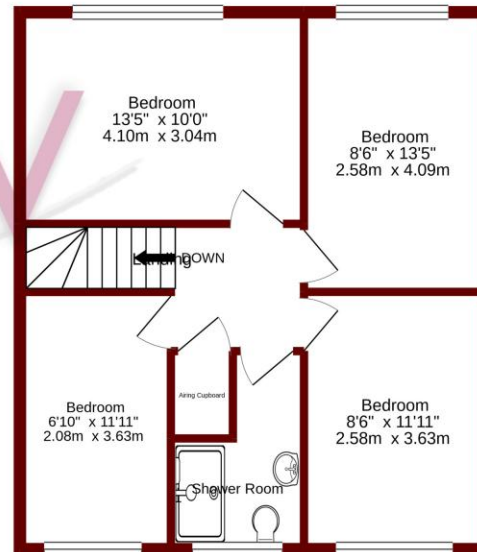
EPC Rating TBC TBC

01489 577990

Ground Floor
961 sq.ft. (89.3 sq.m.) approx.



1st Floor
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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.



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