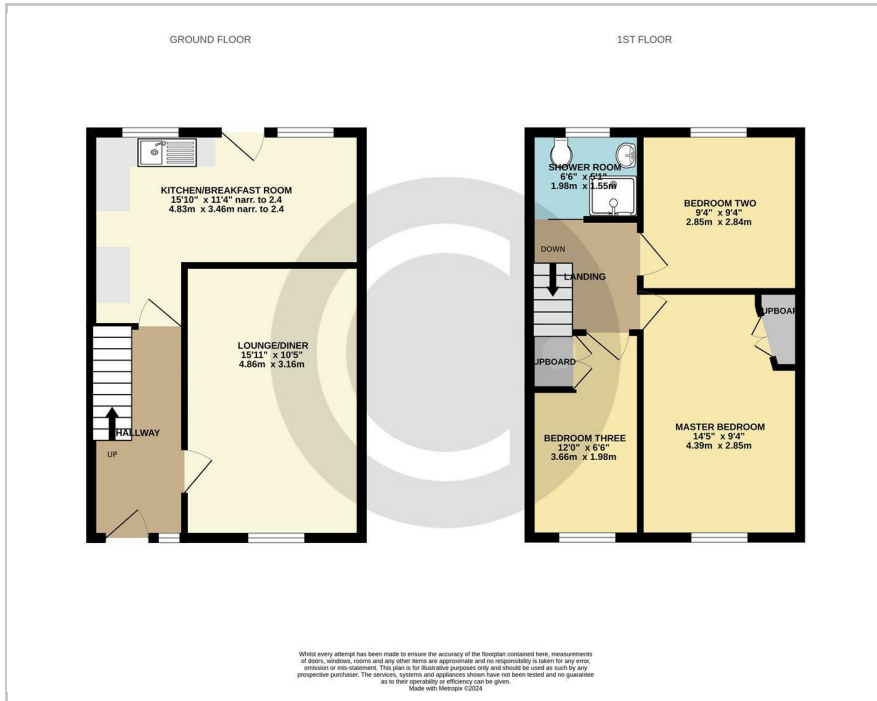




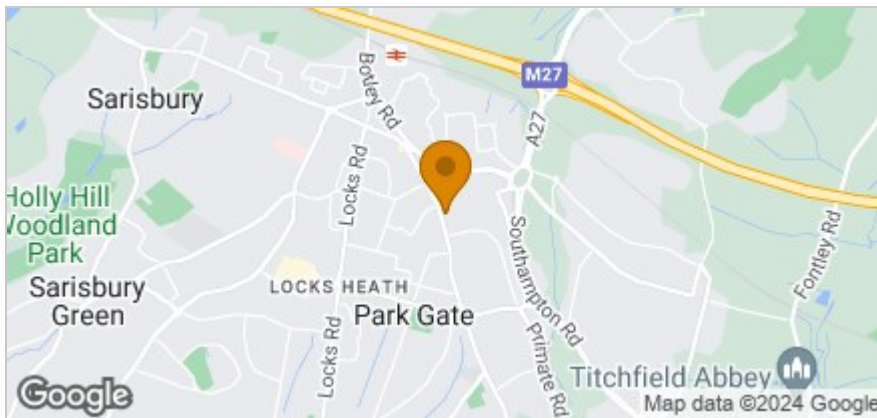
Birchen Road, Park Gate, Southampton
Asking Price £300,000

3 1 1

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Conveniently situated within a pleasant cul de sac centrally located to local amenities, schools and excellent public transport links (with a 20 minute walk to the train station according to Google) is this terraced home offering bright and spacious well-laid out accommodation which has come to the market for the first time in many years.

Upon entering the property there is a welcoming hallway with stairs leading to the first floor. Overlooking the front aspect is a spacious lounge/ diner. Extending across the rear is the kitchen/breakfast room.

On the first floor, the property benefits from a spacious master bedroom, and two further well-sized bedrooms, a shower room completes the internal accommodation.

The rear garden is enclosed by panel fencing with a patio area and areas laid to stone for ease of maintenance. To the rear of the is a brick shed and rear pedestrian access. The front provides off road parking for two vehicles.

The property is double glazed, gas centrally heated and a blank canvas for someone to come in and make their mark. Offered with no forward chain an internal viewing comes highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	13-38	F	51-60
G	1-12	G	61-70

For more information on energy ratings, visit www.gov.uk/government/organisations/energy-efficiency-rating

England & Wales 2022/23 EPC