



10 Danube Drive, Swanwick, SO31 1ER

Asking Price £385,000



Danube Drive |
Swanwick | SO31 1ER
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W&W are delighted to offer for sale this well presented '2012' built three bedroom semi detached home situated on an enviable corner plot location. The property boasts three bedrooms, lounge/dining room, kitchen/breakfast room, orangery, downstairs cloakroom, en-suite shower room & modern main bathroom. The property sits on an enviable 'U' shaped plot providing rear & side gardens as well as an undercover carport & driveway parking.

Danube Drive is a well maintained 'no through road' accessed off of Botley Road. The property is situated close to the local amenities in Park Gate which include convenience stores, takeaways, chemist and pubs. It is also situated on a bus route and a short distance away from Swanwick Railway station. Junction 9 of the M27 is close by with good links to Portsmouth and Southampton with the A27 taking you East towards Fareham and West towards Hedge End. The property is also within close proximity of local primary schools.





Well presented '2012' built David Wilson home

Situated on an enviable corner plot providing rear & front gardens

Kitchen/breakfast room enjoying walk in bay window

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

17'5ft Dual aspect lounge/dining room with built in understairs storage cupboard

Impressive orangery enjoying lantern skylight roof & patio doors opening out onto the rear garden

Downstairs cloakroom

Main bedroom enjoying walk in wardrobe & en-suite

Modern en-suite shower room comprising three piece white suite

Two additional bedrooms with one benefitting from built in storage cupboard

Main bathroom comprising three piece white suite

Impressive corner plot providing rear & side gardens

Landscaped rear garden majority laid to lawn with raised decked sun terrace & shed to remain

Side garden laid to shrubbery

Undercover carport & driveway parking for vehicles

Estate management charge approx. £523.87 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

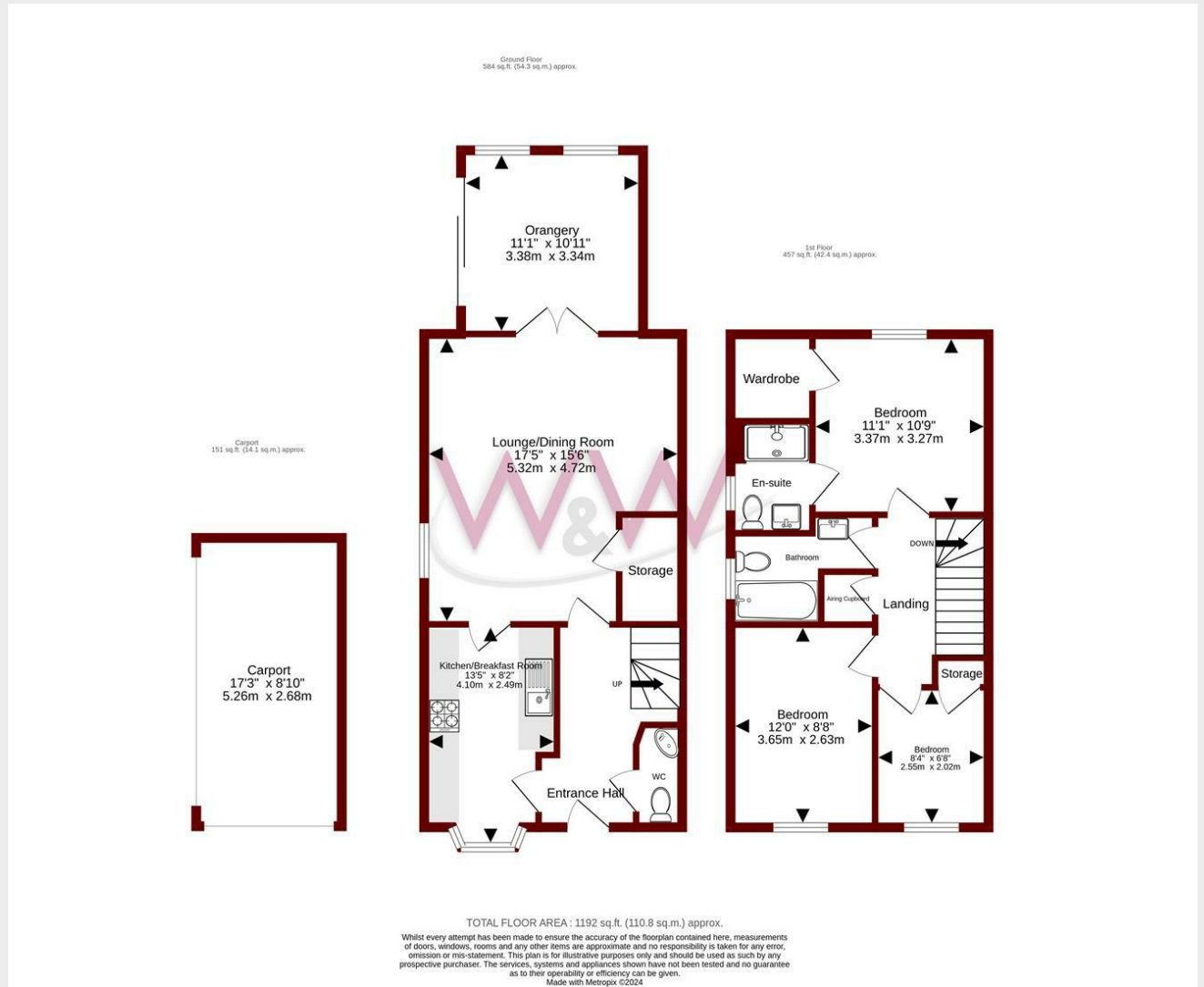
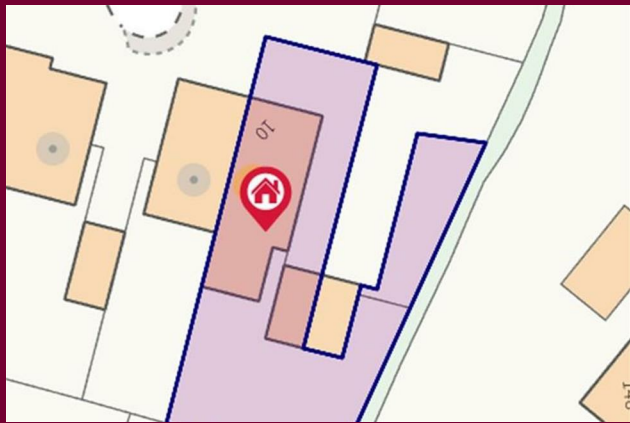
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by PlusNet

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D - £1533.24 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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