



## Bridge Road

Park Gate, Southampton, SO31 7GF

Asking Price £450,000



- Three/Four Bedrooms
- Ample Parking To Front & Rear
- Downstairs Cloakroom
- Modern Four Piece Bathroom
- Close To Shops & Amenities

- Edwardian Semi Detached
- Immaculately Presented
- Open Plan Kitchen/Breakfast Room
- Good Size Rear Garden
- No Forward Chain

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\*\*\*50% Stamp Duty Paid (single property SDLT) \*\*\* Hunters are delighted to bring to the market this renovated three/four bedroom Edwardian semi detached family home conveniently situated with easy access to shops and amenities. The current owners have refurbished this property to a very high standard with a clever mix of contemporary and traditional finishes offering a light and airy feel throughout.

The property comprises living room with bay window, further reception room/bedroom four, downstairs cloakroom and open plan kitchen breakfast room with bi folding doors to the garden. Upstairs offers three bedrooms and four piece family bathroom. Further features include off road parking for several vehicles to front and a good size rear garden with parking to rear. Offered with no forward chain.

### Front Approach

Hedge and fence to sides, Gravelled Driveway providing parking for several vehicles, wooden side gated access.

### Recessed Porch

Arched brick porch with Victoria Tiled flooring, composite door.

### Entrance Hall

Laminate Flooring, Double radiator, stairs to 1st floor landing, under stairs storage cupboard, door to:

### Living Room

12'0" x 12'10" (3.67m x 3.93m)

Double glazed bay window to front, double radiator, fitted carpet, TV point, brick built chimney breast.

### Dining Room/Bedroom 4

Double glazed window to rear, double radiator, fitted carpet, chimney breast, boiler cupboard housing wall mounted combination boiler.

### Cloakroom

Fitted two piece suite comprising close coupled WC, inset sink with cupboard under, tiled splash backs, double radiator, opaque double glazed window to side aspect.

### Kitchen/Breakfast Room

9'8" x 14'5" (2.96m x 4.40m)

Fitted with a modern range of white gloss base and eye level units and drawers with beech worktops over, inset sink unit with drainer and swan neck mixer taps, integrated fridge freezer, dishwasher and washing machine, built in oven and microwave with separate induction hob, wine cooler, double glazed window to side aspect, recessed ceiling spotlights, laminate flooring, vertical wall mounted radiator, open plan to:

### Dining Area

9'8" x 10'5" (2.96m x 3.20m)

Laminate flooring, vertical wall mounted radiator, spotlights, bi fold doors to garden.

### Landing

Fitted carpet, access to loft hatch, door to:

### Master Bedroom

15'5" x 12'2" (4.70m x 3.73m)

Two double glazed windows to front elevation, fitted carpet, double radiator, chimney breast with cast iron fire place and wooden mantle over.

### Bedroom Two

9'8" x 15'7" (2.96m x 4.77m)

Double glazed window to side aspect, fitted carpet, double radiator,

### Bedroom Three

10'0" x 7'4" (3.06m x 2.25m)

Double glazed window to side aspect, double radiator, fitted carpet, chimney breast.

### Family Bathroom

Fitted with a modern four piece suite comprising walk in tiled shower with waterfall shower over, bath with independent shower over mixer taps, close coupled WC in vanity unit with inset sink and cupboard under, wall mounted heated towel rail, half height tiled walls, tiled flooring, opaque double glazed window to rear aspect.

### Rear Garden

Enclosed by wooden panelled fence and hedge to sides and rear, mainly laid to lawn with paved patio seating area and further gravelled area, side gated access, also additional rear access from Station Road providing parking for caravan, motor home or boat and potential for garage/ workshop / home office subject to planning.



Floorplan



**TOTAL: 1196 sq. ft, 111 m2**  
FLOOR 1: 659 sq. ft, 61 m2, FLOOR 2: 537 sq. ft, 50 m2  
EXCLUDED AREAS: UNDEFINED: 27 sq. ft, 3 m2

Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

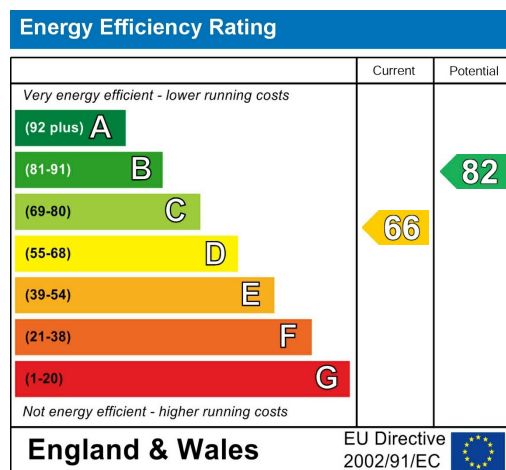








## Energy Efficiency Graph

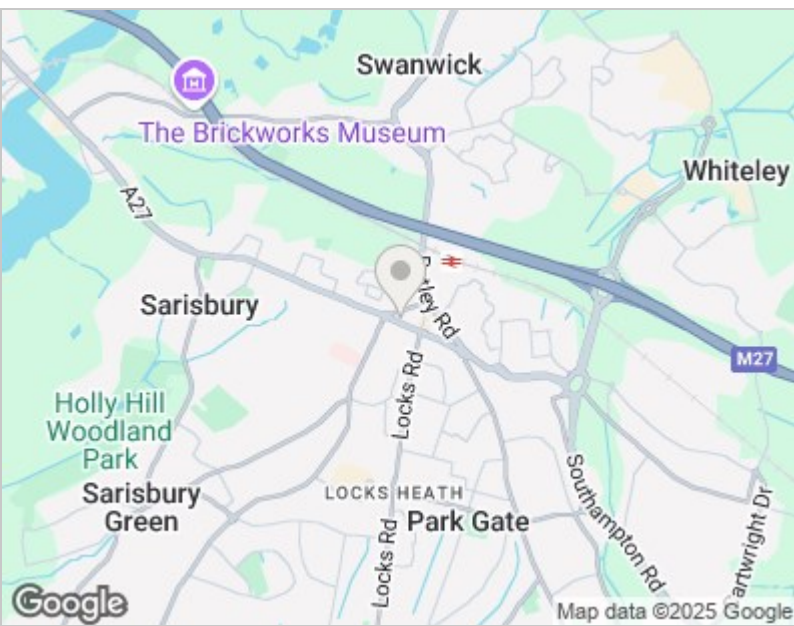


## Viewing

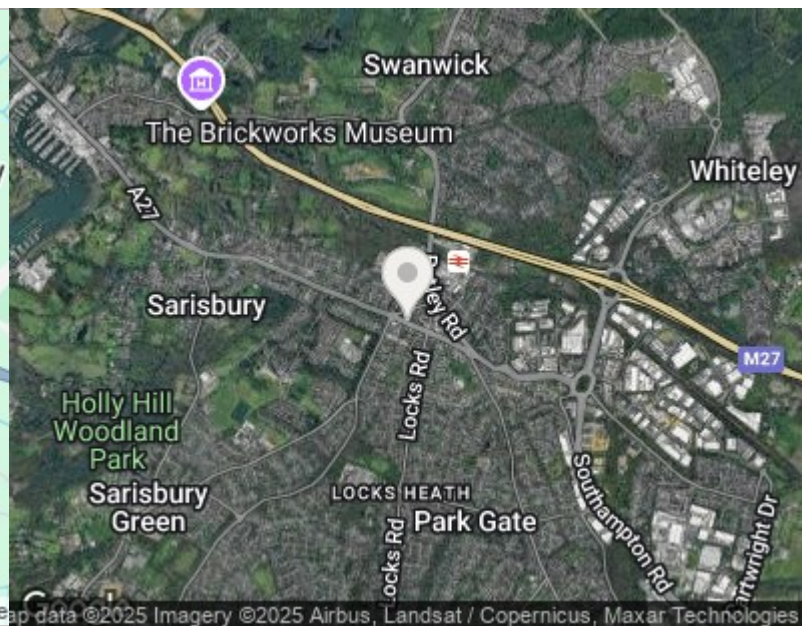
Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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