



2 Cecil Gardens, Sarisbury Green, SO31 7NQ

Asking Price £475,000



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W&W are delighted to offer for sale this 2011 built four bedroom detached family home situated in an exclusive development of just seven houses. The property boasts three bedrooms, lounge, impressively sized kitchen/dining room, study/bedroom four, downstairs cloakroom and feature jack & jill four piece bathroom. The property also benefits from a rear garden, garage & driveway parking for up to three vehicles.

Cecil Gardens is close to local amenities In Park Gate, Fareham Community Hospital & Sarisbury Green. Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station.





Well Presented '2011' Built Four Bedroom Detached Family Home

Situated In An Exclusive Development of Just Seven Houses

Welcoming Entrance Hall

Spacious Lounge With Double Doors Opening Out Onto The Rear Garden

Triple Aspect 24'11ft Kitchen/Breakfast Room Boasting Built In Oven/Hob & Dishwasher With Space For Additional Appliances

Downstairs Cloakroom Comprising Two Piece Suite

Study/Fourth Bedroom With Twin Windows To The Front

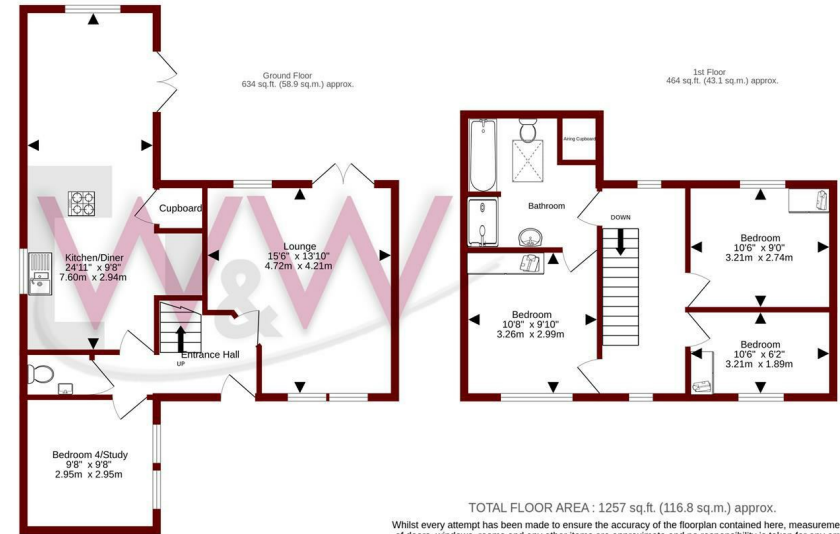
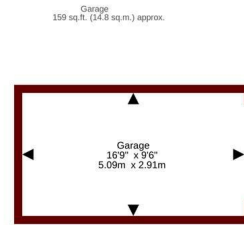
Main Bedroom Benefitting From Built In Double Wardrobes

Bedrooms Two and Three also benefitting From Built In Wardrobes

Modern Jack & Jill Bathroom Comprising of A Separate Walk In Shower And Separate Bath Enjoying Attractive Floor Tiling

Enclosed Garden Majority Laid To Lawn With Paved Patio Area

Garage & Driveway Parking For Up To Three Vehicles



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	75	
(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 - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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