



16 Lower Swanwick Road, Swanwick, SO31 7HH

Asking Price £310,000



Lower Swanwick Road |  
Swanwick | SO31 7HH  
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W&W are delighted to offer for sale this well presented three bedroom end of terraced house sat on an enviable corner plot. The property boasts three bedrooms, lounge, kitchen, dining room, downstairs cloakroom & family bathroom. The property also benefits from front, side & rear gardens as well as a garage and lean to/store.

Lower Swanwick Road is a quiet cul de sac in the ever popular location of Swanwick, the marina is less than a 10 minute stroll away, perfect for any boating enthusiast. A number of eateries are also within a short walk including 'Harpers Steakhouse' & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.





Well presented three bedroom end of terraced house

Sat on an enviable corner plot providing front, side & rear gardens

Welcoming entrance hall with attractive wood effect laminate flooring

Modern kitchen enjoying attractive worktops/units

Integrated appliances include single fridge & single freezer with space for additional appliances

Open living space is divided by a few steps from the dining room to the lounge

Lounge with bay window to the front & two built in storage cupboards

Dining room with attractive wood effect laminate flooring flowing into the kitchen

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Family bathroom comprising three piece white suite & attractive wall tiling

Replacement '2020' Ideal boiler

Replacement '2021' carpets to the lounge, stairs & landing

Rear low maintenance garden laid to paved patio

Front garden laid to lawn with shrubbery

Large storage shed/lean-to to the side

Garage

### **MATERIAL INFORMATION**

Property construction - Brick with tiled roof

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas

Broadband - Cable

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

Mobile signal/coverage - Good

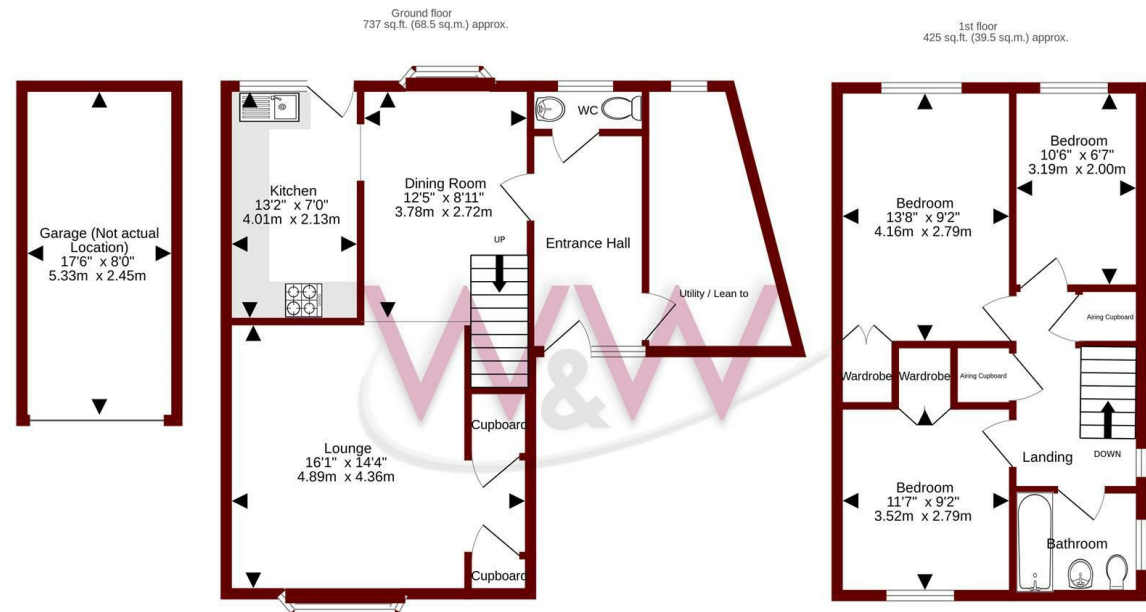
The current seller informs us that they have good mobile signal and are no current black spots. Please check here for yourself - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Rights and easements - None

Flood risk - The property is not situated in a flood risk area

Coastal erosion risk - The property is not situated in a coastal erosion risk area.

Planning permission - The seller isn't aware of any



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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			84
(81-91) B			
(69-80) C		70	
(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 - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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