



14 Dove Gardens, Park Gate, SO31 7FP

Asking Price £207,500



Dove Gardens |

Park Gate | SO31 7FP

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W&W are pleased to offer for sale this one double bedroom house. The property boasts one bedroom, lounge/dining room, kitchen & family bathroom. The property also benefits from a south facing garden & allocated parking.

Dove Gardens is located just a short stroll from the shops and amenities of Park Gate including Co Op & Sainsburys. Excellent transport links are easily accessible including A27, M27 & Swanwick train station. Brookfield Community School and Locks Heath Junior & Infant Schools are all within walking distance.





One double bedroom house

No chain ahead

Lounge/dining room with window to the front

Kitchen with oven/hob to remain & space for additional appliances

Main bedroom benefitting from large built in wardrobe

Landing benefitting from built in airing cupboard

Bathroom comprising three piece white suite

Gas Central Heating

Landscaped south facing garden majority laid to lawn with patio areas

Allocated parking

Walking distance to local amenities

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

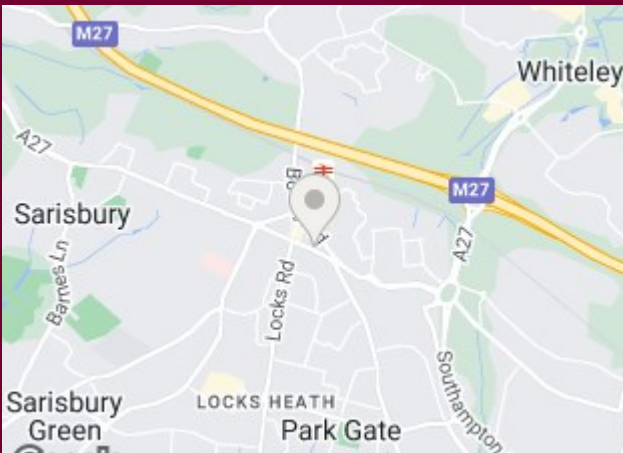
Sewerage - Mains

Heating - Gas central heating

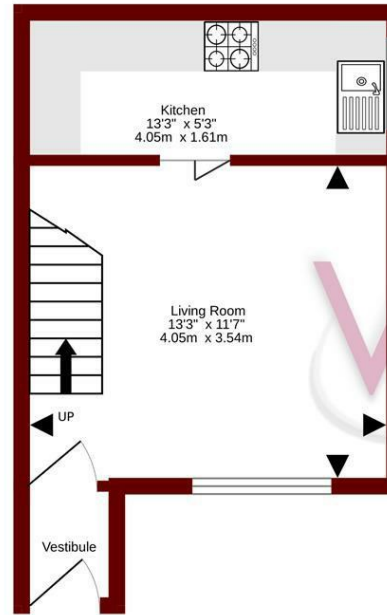
Broadband - There is broadband connected to the property and the current supplier is PlusNet

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

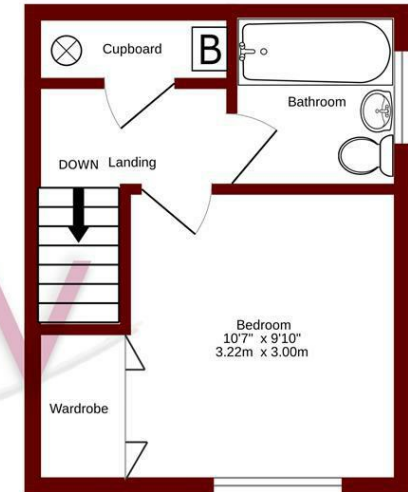
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
239 sq.ft. (22.2 sq.m.) approx.



1st Floor
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 460 sq.ft. (42.8 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 - B

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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