



17 Eastbrook Close, Park Gate, SO31 7AW

Asking Price £315,000



Eastbrook Close |
Park Gate | SO31 7AW
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W&W are delighted to offer for sale this well presented, extended three bedroom end of terraced home situated on an enviable corner plot location overlooking greenery to the front. The property boasts three bedrooms, lounge, kitchen, dining room, loft room, downstairs bathroom & first floor bathroom. The property also benefits from rear, side & front gardens as well as a garage situated in a block.

Eastbrook Close is located in Park Gate and benefits from being close to local shops, schools and amenities, including Locks Heath shopping centre and Holly Hill Leisure Centre. The pretty village of Swanwick is just a short drive away, offering a selection of pubs, restaurants, coastal walks and its marina. The M27 motorway links are also nearby, providing links to Southampton, Portsmouth, Winchester, Chichester and London.





Three bedroom extended end of terraced home situated on an enviable corner plot providing front, rear & side gardens

Quiet cul de sac location overlooking greenery to the front

Lounge enjoying window to the front & centrepiece brick surround fireplace with inset open fire

Kitchen/breakfast room enjoying wooden worktops, built in fridge/freezer, range style cooker to remain with space for additional appliances

Dining room with double doors opening onto the garden

Downstairs bathroom comprising three piece suite with feature corner bath

Main bedroom to the first floor with window to the front

Two additional bedrooms to the first floor

Main bathroom to the first floor comprising three piece white suite

Loft room with velux window & eaves storage

Rear garden laid to lawn with paved patio area

Low maintenance side garden enjoying an impressively sized shed to remain

Garage situated in a block nearby

AGENTS NOTE - In 2010 the extension on the rear of the property required some works due to the proximity of nearby trees, which have now been removed. There has been no re-occurrence since.

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

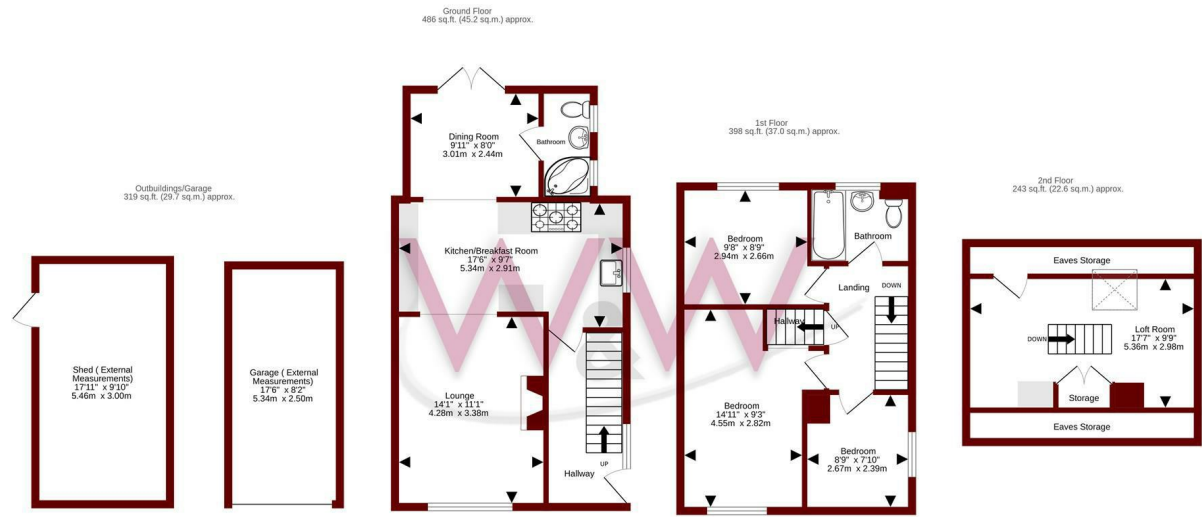
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via Cable

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/>



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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			
(69-80) C			
(55-68) D		62	75
(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 - £1834.14 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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