



25 Bridge Road, Park Gate, SO31 7GD

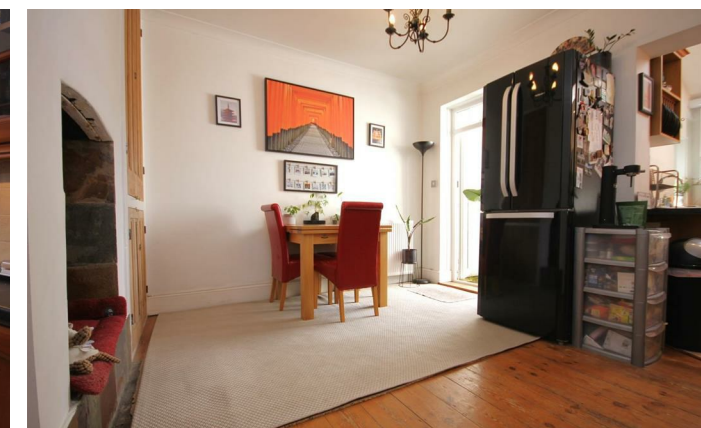
Asking Price £265,000



Bridge Road |
Park Gate | SO31 7GD
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W&W are pleased to offer for sale this two bedroom terraced home. The property boasts two bedrooms, lounge, dining room, kitchen & bathroom. The property also benefits from a rear garden.

Bridge Road is located just a short stroll from the shops and amenities of Park Gate including Co Op & Sainsburys. Excellent transport links including bus route, Swanwick train station, A27 & M27 are also easily accessible.





Two bedroom terraced home

No chain ahead

Entrance Hall enjoying wooden flooring into the lounge & dining room

Lounge boasting twin windows to the front & feature cast iron centrepiece fireplace with decorate hearth

Dining room with centrepiece slate fireplace, built in storage cupboard & double doors opening out onto the rear garden

Kitchen with feature butler sink & space for appliances

Main bedroom enjoying triple windows to the front & centrepiece cast iron fireplace

Additional guest bedroom enjoying built in storage cupboard, window overlooking the garden & centrepiece cast iron fireplace

Downstairs bathroom comprising three piece white suite

Rear enclosed landscaped garden with area laid to lawn, paved patio & display shrubbery/flower beds

The current sellers inform us that an EICR certificate & boiler service was carried out in 2024

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

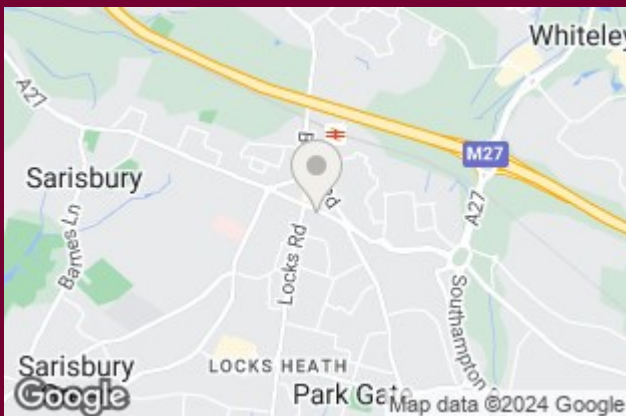
Sewerage - Mains

Heating - Gas central heating

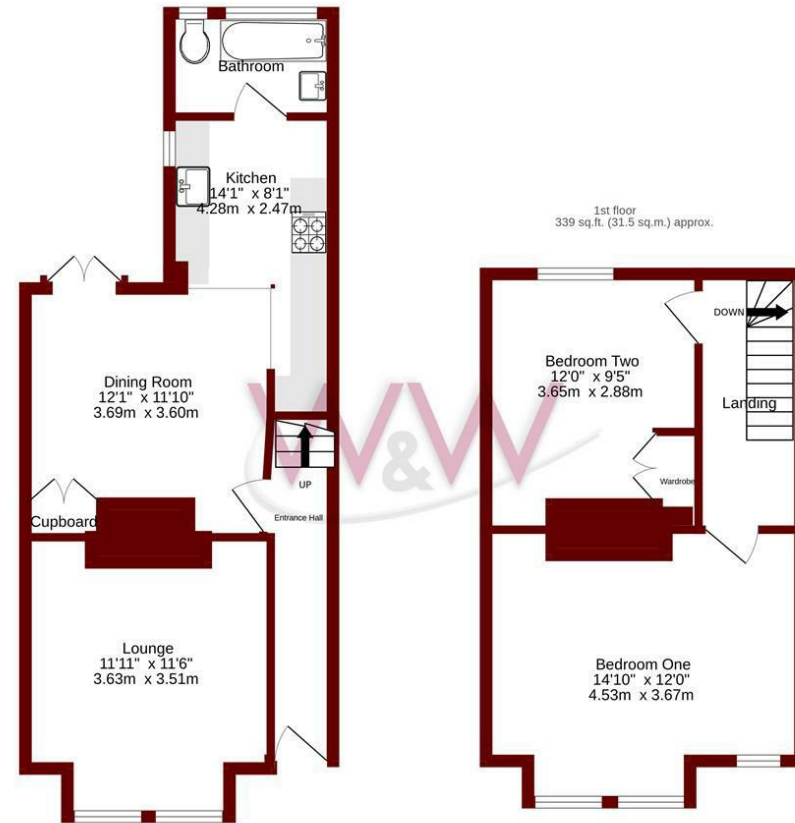
Broadband - There is broadband connected to the property

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
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 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		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B - £1604.87 Per Annum

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

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