



16 Embsay Road, Swanwick, SO31 7DH

Asking Price £350,000



Embsay Road |
Swanwick | SO31 7DH
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W&W are delighted to offer for sale this well presented and extended four bedroom terraced home situated in an enviable position overlooking the green to front. The property boasts four bedrooms, kitchen/dining room, lounge, modern re-fitted family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear low maintenance landscaped garden, garage & parking nearby.

Embsay 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.





Extremely well presented & improved throughout four bedroom terraced home

Enviably positioned overlooking open green space to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor & bespoke fitted understairs storage cupboards

Lounge with window to the front

Kitchen/dining room with double doors opening out onto the garden

Integrated appliances include oven and hob with space/plumbing for additional appliances

Three bedrooms to the first floor with two of them benefitting from built in storage

Modern re-fitted family bathroom comprising five piece white suite with feature twin sinks & attractive wall tiling

Main bedroom to the top floor enjoying velux window, en-suite shower room & eaves storage

'2024' Replacement carpets to the stairs, landing & all three bedrooms to the first floor

Rear landscaped garden laid to decked terrace, paved patio, rear access & shed to remain

'In our opinion' we feel that the garden offers a good degree of privacy

Garage & parking nearby

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

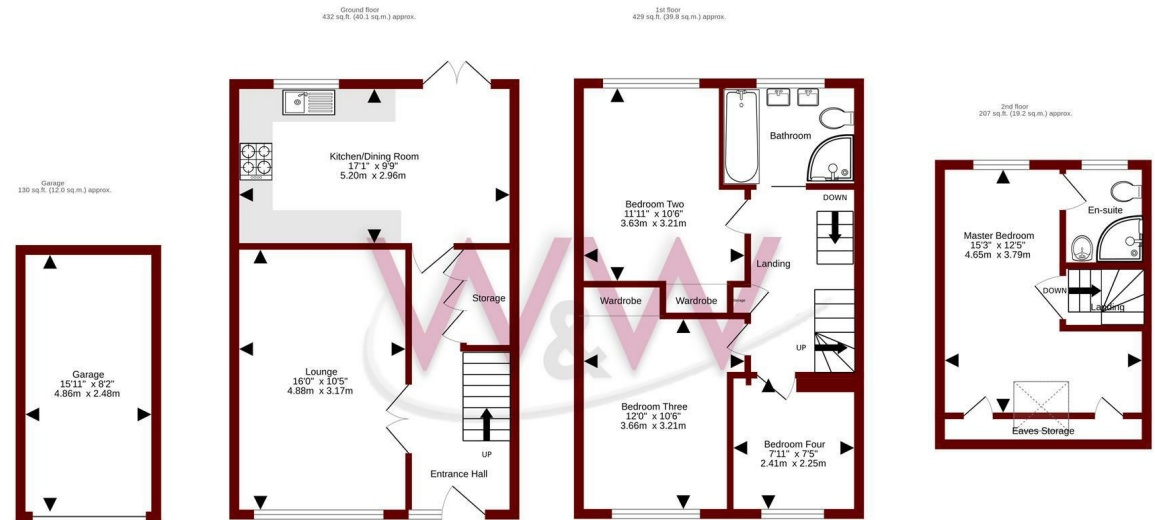
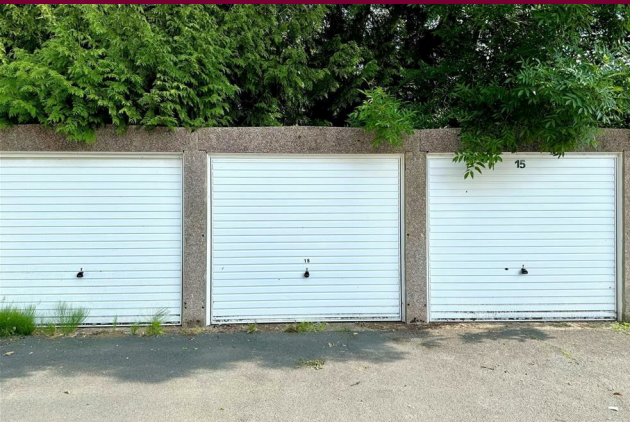
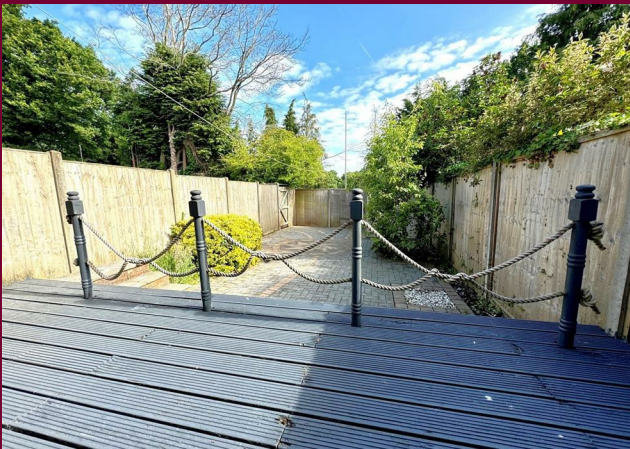
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by NOW

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 : 1197 sq.ft. (111.2 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		72	83
(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 - £1380 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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