



3 Weybridge Close, Sarisbury Green, SO31 7LR

Asking Price £325,000



Weybridge Close |
Sarisbury Green | SO31 7LR
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W&W are pleased to offer for sale this three bedroom semi detached home offered for sale for the first time since built. The property boasts three bedrooms, lounge/dining room, kitchen, cloakroom, main bathroom & en-suite shower room. The property also enjoys a southerly facing rear garden & driveway parking for two vehicles.

Weybridge Close s a cul de sac with a variety of amenities on your doorstep. The local shops, banks, takeaways & hairdressers in Park Gate are a 10 minute walk away, many eateries are also just a short stroll away.





Three bedroom semi detached home

No chain ahead

Quiet cul de sac location

First time to the market since built

Lounge/dining room with double doors opening out onto the rear garden & understairs storage cupboard

Kitchen enjoying walk in bay window & built in oven/hob and space for additional appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes, twin windows & en-suite shower room

Two additional bedrooms

Main bathroom comprising three piece suite

Southerly facing rear landscaped garden majority laid to lawn with paved patio, decked sun terrace, display flower/shrubbery, shed to remain & water feature

Driveway parking to the front for two vehicles

Walking distance to local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

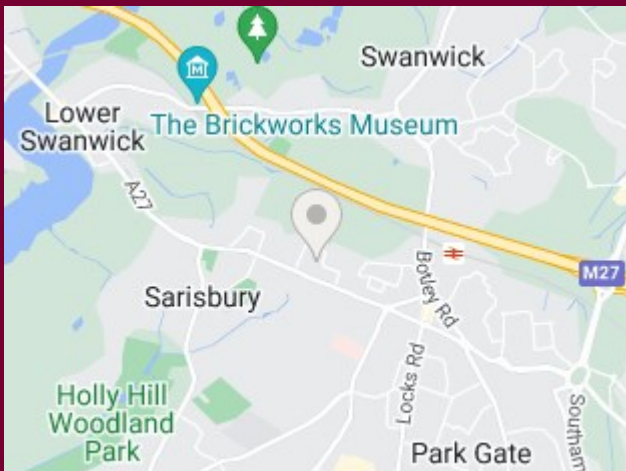
Sewerage - Mains

Heating - Gas central heating

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

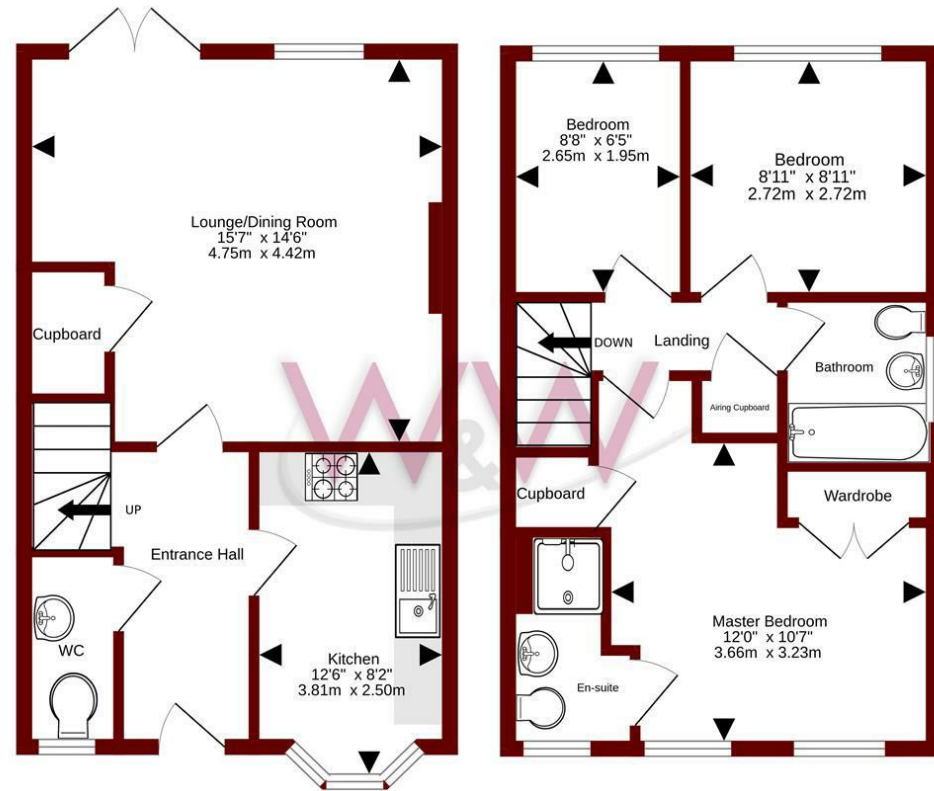
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
404 sq.ft. (37.6 sq.m.) approx.

1st floor
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	86
	EU Directive 2002/91/EC		

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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