



90 Southampton Road, Park Gate, SO31 6AF

Asking Price £379,995



Southampton Road |

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W&W are delighted to offer for sale this three bedroom '1970's built detached home to the market for the first time for around 40 years. The property boasts three bedrooms, lounge, kitchen/dining room, sun room, downstairs shower room & main bathroom. The property enjoys a rear landscaped garden, garage & driveway parking for several vehicles.

Southampton Road is situated with local shops, eateries & amenities within a 15 minute walk including M&S Food, Co-op & Sainsburys. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.





1970s built three bedroom detached family home

Just Under 1400 sq foot in all

17'11ft lounge with built in understairs storage cupboard

Kitchen/dining room enjoying breakfast bar, built in oven, hob & space for additional appliances

Sun room with double doors opening out onto the rear garden

Downstairs shower room comprising three piece suite

Main bedroom enjoying built in wardrobe & large freestanding wardrobe to remain

Two additional double bedrooms both with wardrobes to remain

Main bathroom comprising three piece suite & twin windows

Rear enclosed landscaped garden majority laid to lawn with patio, display flower beds/shrubbery

Garage & driveway parking to the front for vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

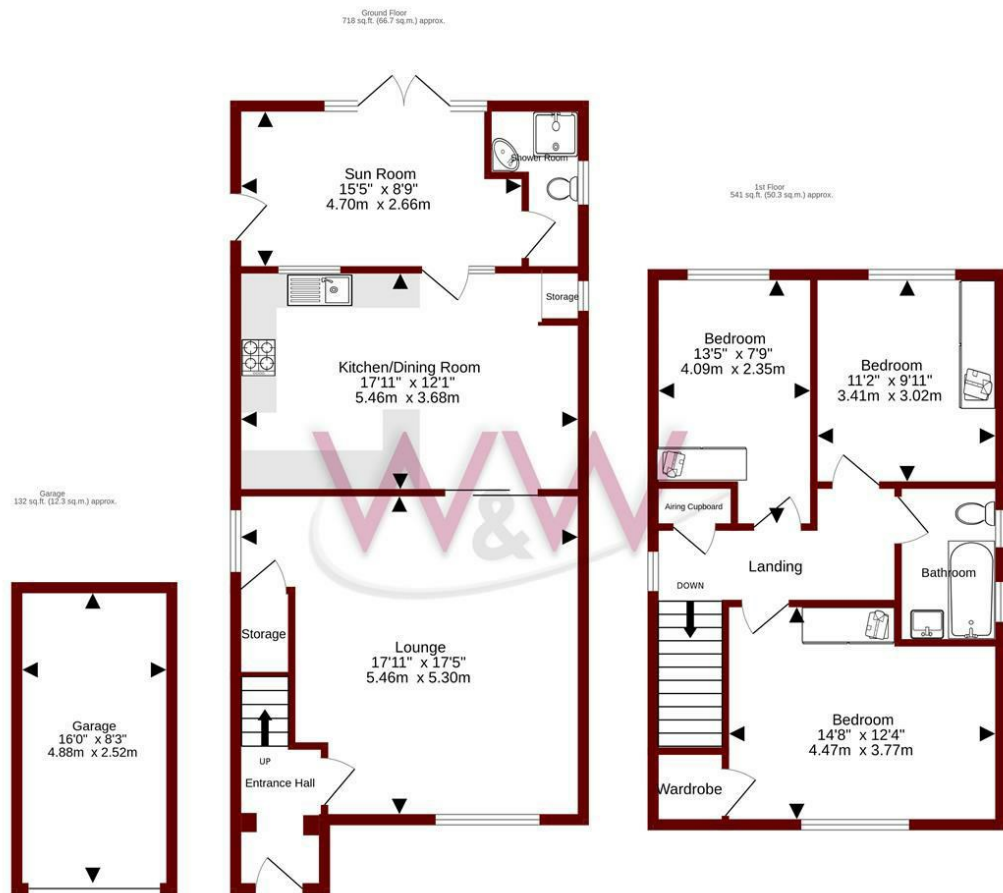
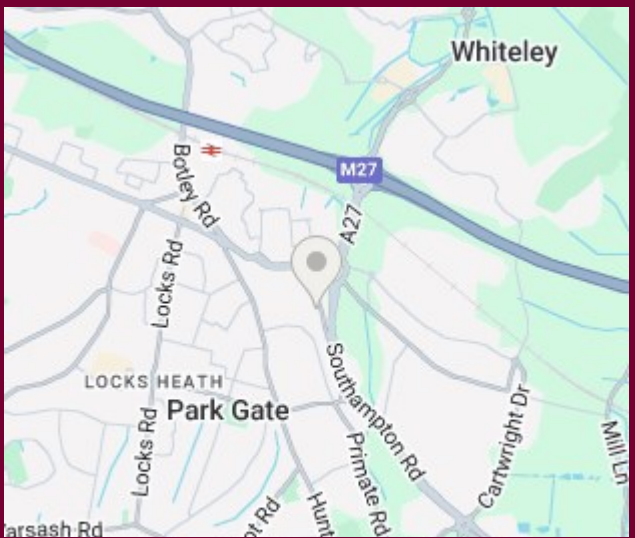
Sewerage - Mains

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/>



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 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	
	Potential
Very energy efficient - lower running costs	Current
(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	82
EU Directive 2002/91/EC	70

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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