



2 Freelands, Duncan Road, Park Gate, SO31 1BD

Asking Price £350,000



Duncan Road |
Park Gate | SO31 1BD
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W&W are delighted to offer for sale this well presented & vastly improved three bedroom semi detached period style property. The property boasts three bedrooms, lounge, dining room, kitchen & downstairs shower room. The property also benefits from a rear garden & driveway parking.

Duncan Road is ideally situated with a variety of shops and amenities within 5 minutes walk including Co Op, Sainsburys, banks, takeaways & hairdressers, there are numerous pubs & restaurants within walking distance also. The transport links are easily accessible with Swanwick train station, A27, M27 & Southampton Airport close by.





Well presented & improved three bedroom semi detached period style home

No chain ahead

Re-decorated & Re-floored throughout

Entrance hall boasting built in understairs storage cupboard

Lounge with window to the front and feature centrepiece brick surround fireplace

Dining room with feature centrepiece brick surround fireplace & double doors opening out onto the rear garden

Kitchen boasting replacement oven/hob with space for additional appliances

Main bedroom boasting built in wardrobes & centrepiece fireplace

Two additional bedrooms with one benefitting from built in wardrobes & feature centrepiece fireplace

Downstairs modern shower room comprising three piece white suite & attractive wall tiling

Rear enclosed garden with paved patio area, lawn area & mature shrubbery

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

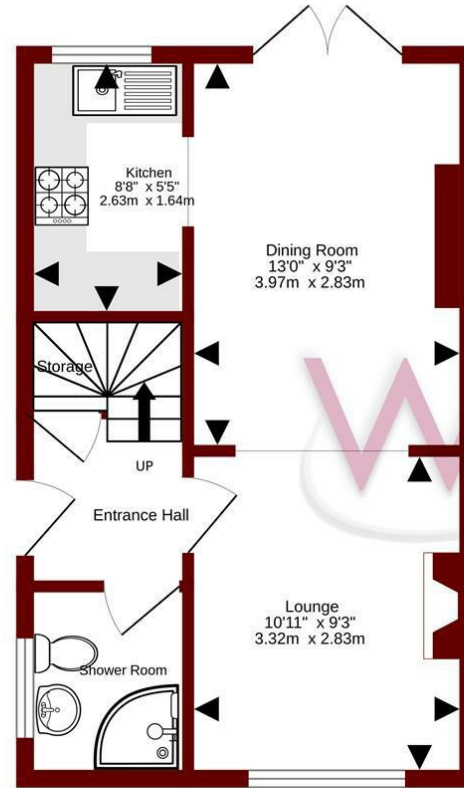
Broadband - There is no broadband connected to the property

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

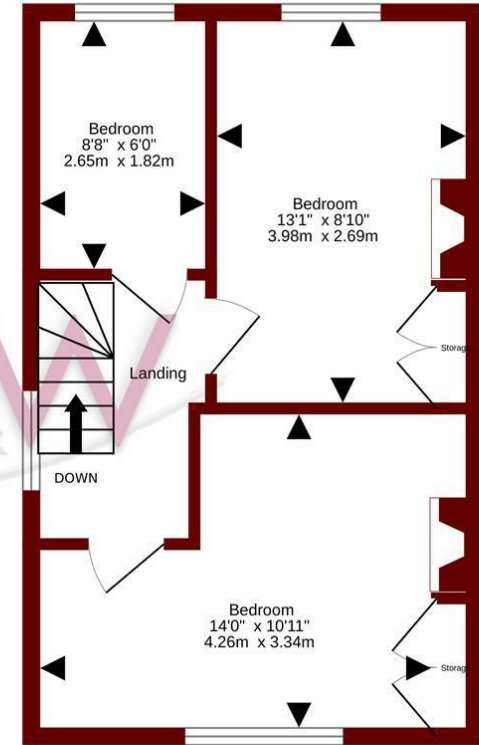
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
343 sq.ft. (31.9 sq.m.) approx.



1st Floor
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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