



190 Botley Road, Burrige, SO31 1BL

Asking Price £450,000



Botley Road |

Burrige | SO31 1BL

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W&W are delighted to offer for sale this well presented period style three bedroom semi detached family home sat on an enviable approx. 385 feet plot. The property boasts three bedrooms, lounge, snug, modern kitchen/dining room, utility room, downstairs shower room & family bathroom. The property sits on an enviable plot providing an impressively sized rear landscaped garden with timber garage & frontage providing parking for multiple vehicles.

Situated in the highly sought after non-estate location of Burrige, renowned for it's history & still with a real sense of community including the Village Hall & cricket club. There are plenty of picturesque walks on your doorstep while still only a few minutes drive from the variety of shops, eateries and amenities of Whiteley Shopping Centre. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton airport. Swanwick Marina & the River Hamble are just 2 miles away, ideal for any boating enthusiast.





Extremely well presented period style three bedroom semi detached home situated on an enviable plot

No chain ahead

Lounge enjoying walk in bay window & feature centrepiece fireplace

Snug benefitting from centrepiece fireplace with inset log burner & open access into the kitchen/dining room

16'10ft Open plan kitchen/dining room with feature lantern roof & double doors opening out onto the rear garden

Integrated appliances include oven, hob & dishwasher with space for additional appliances

Utility room providing additional storage space & plumbing for appliances

Downstairs shower room comprising three piece suite

Main bedroom with walk in bay window to the front & a gorgeous art deco fireplace

Two additional bedrooms with both enjoying built in wardrobes

Main bathroom comprising four piece suite with feature twin sinks & rainfall shower head

Loft with Velux window to the rear & wooden drop down ladder

Impressively sized rear mature garden majority laid to lawn with paved patio areas, mature shrubbery/fruit trees

The garden also enjoys a 20' x 16 timber garage measuring ' with power & lighting as well as a 16' x 10 timber workshop ' with power

Shingled driveway providing parking for several vehicles

ADDITIONAL INFORMATION

Property construction - 1920's brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

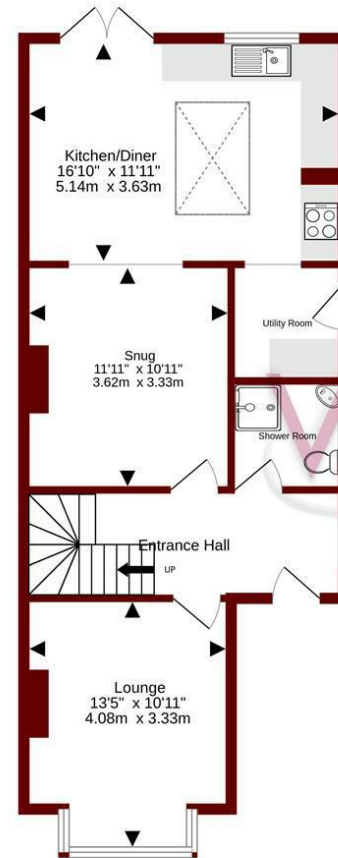
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

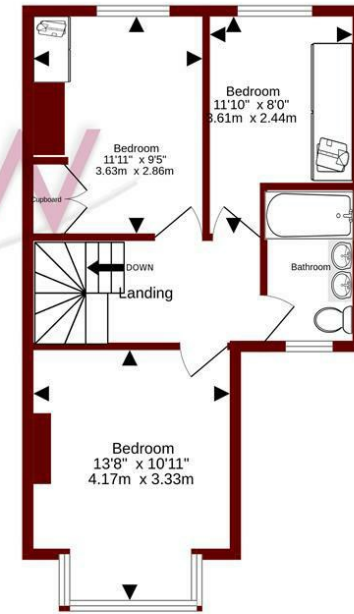
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
626 sq.ft. (58.1 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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.
Made with Metroplan 62024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(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 - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk