



106 Bridge Road, Sarisbury Green, SO31 7EP

Offers In Excess Of £300,000



Bridge Road |

Salisbury Green | SO31 7EP

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W&W are pleased to offer for sale this two bedroom detached family home. The property itself boasts two bedrooms, lounge, kitchen/dining room & main bathroom. The property sits on an enviable plot enjoying a circular in and out driveway, front garden & rear garden.

Bridge Road is situated just a few minutes' walk from the local shops of Salisbury Green, as well as the community centre & green which is used for various activities including cricket. The property is in the catchment for local schools such as Salisbury green infant and Salisbury green junior school. The property is also within catchment for the local secondary school Brookfield. Swanwick train station & other excellent transport links are easily accessible from the property.





Two bedroom detached home sat on an enviable plot

No chain ahead

'In our opinion' we feel that the property requires modernisation throughout

Entrance hall with two built in storage cupboards

Lounge with centrepiece fireplace

Kitchen/dining room with walk in bay window

Two double bedrooms to the first floor with one benefitting from built in wardrobes & the other benefitting from eaves storage

Main bathroom comprising three piece suite

Rear & front garden

Enviably plot providing circular in and out driveway

ADDITIONAL INFORMATION

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central

Broadband - There is no broadband connected to the property that the owner is aware of

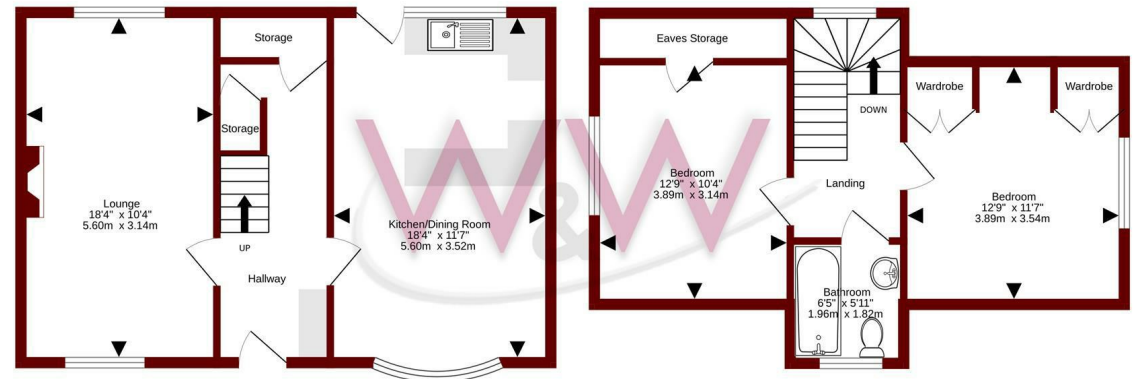
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
511 sq.ft. (47.4 sq.m.) approx.

1st Floor
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 - TBC

Potential EPC Rating - TBC

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