



203 Swanwick Lane, Swanwick, SO31 7GY

Asking Price £679,995



Swanwick Lane |  
Swanwick | SO31 7GY  
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W&W are delighted to offer for sale for the first time since built to the market this well presented four bedroom detached family home sat on an enviable 0.228 acre plot. The property boasts four double bedrooms, lounge, kitchen/diner, dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property sits on an enviable plot providing an impressively sized rear garden, garage & driveway parking for multiple vehicles.

Swanwick Lane is situated in the ever popular location of Swanwick, the marina is less than a 10 minute stroll away, perfect for any boating enthusiast. A number of eateries are also within a short walk including Harpers Steakhouse & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.





Well presented four double bedroom detached family home with no chain ahead

First time to the market since built approx. mid 1980's

Sat on an enviable 0.228 acre plot

Entrance hall boasting walk in cloaks cupboard

Spacious lounge with double doors opening out onto the rear garden & feature centrepiece stone surround fireplace with inset open fire

Kitchen/dining room with oven/hob to remain & additional space for appliances

Dining room with picture bay window

Downstairs cloakroom

Main bedroom benefitting from double built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Galleried landing enjoying built in airing cupboard

Three additional double bedrooms with two boasting built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Large loft space with two velux windows, perfect for a loft conversion subject to the relevant planning permission

Impressively sized rear garden with majority laid to lawn, paved patio & mature shrubbery

'In our opinion' the garden offers a great degree of privacy

Garage enjoying power, lighting & loft space

Driveway parking for multiple vehicles

AGENTS NOTE - The property used to have a septic tank which was successfully decommissioned in 1993 but still remains in the garden

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

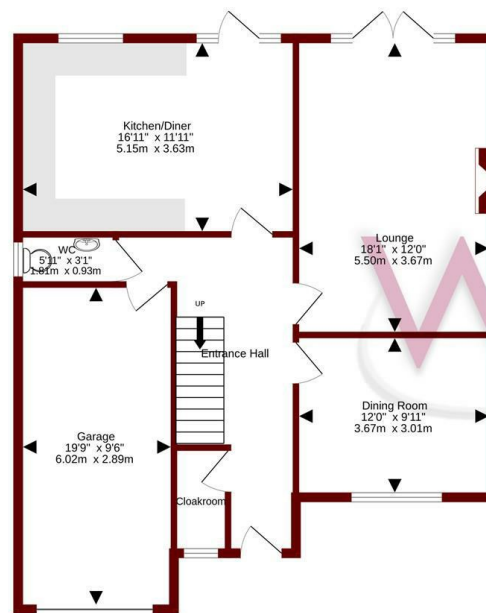
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

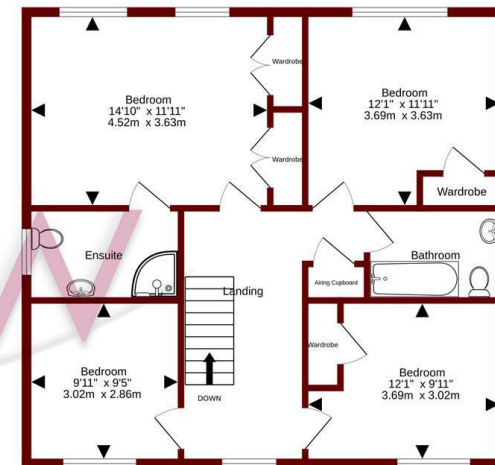
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
894 sq.ft. (83.0 sq.m.) approx.



1st Floor  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 73      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

Council Tax Band - F - £2980.46 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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