



16 Barnes Lane, Sarisbury Green, SO31 7BZ

Asking Price £410,000





Barnes Lane |  
Sarisbury Green | SO31 7BZ  
Asking Price £410,000

W&W are pleased to offer for sale this three bedroom '1920's built semi detached home sat on an enviable plot. The property boasts three bedrooms, lounge, dining room, kitchen, conservatory, utility room & modern shower room. The property also benefits from a rear landscaped garden, garage & driveway parking for vehicles.

Barnes Lane is ideally situated with excellent schools & nursery within walking distance, including 'Ofsted rated Outstanding' Sarisbury Infant School. Shops, eateries and other amenities are also a short walk away. The picturesque Holly Hill Woodland Park is on your doorstep, covering 35 hectares of beautiful walks with lakes and waterfalls.





Circa '1920's' built three bedroom semi detached home

No chain ahead

Enviably plot providing rear & front gardens

Lounge with feature centrepiece fireplace

Dining room with window looking into the conservatory

Kitchen enjoying storage space & room for appliances

Conservatory with double doors opening out onto the rear access

Utility room with sink & window looking into the garden

Main bedroom with built in wardrobes

Two additional bedrooms both benefitting from built in wardrobes

Modern shower room comprising three piece white suite with feature low profile walk in shower cubicle, attractive aqua panelling to the wall

Rear garden majority laid to lawn with display flower/shrubbery & area to the bottom with shed and green house to remain

Garage

Driveway parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

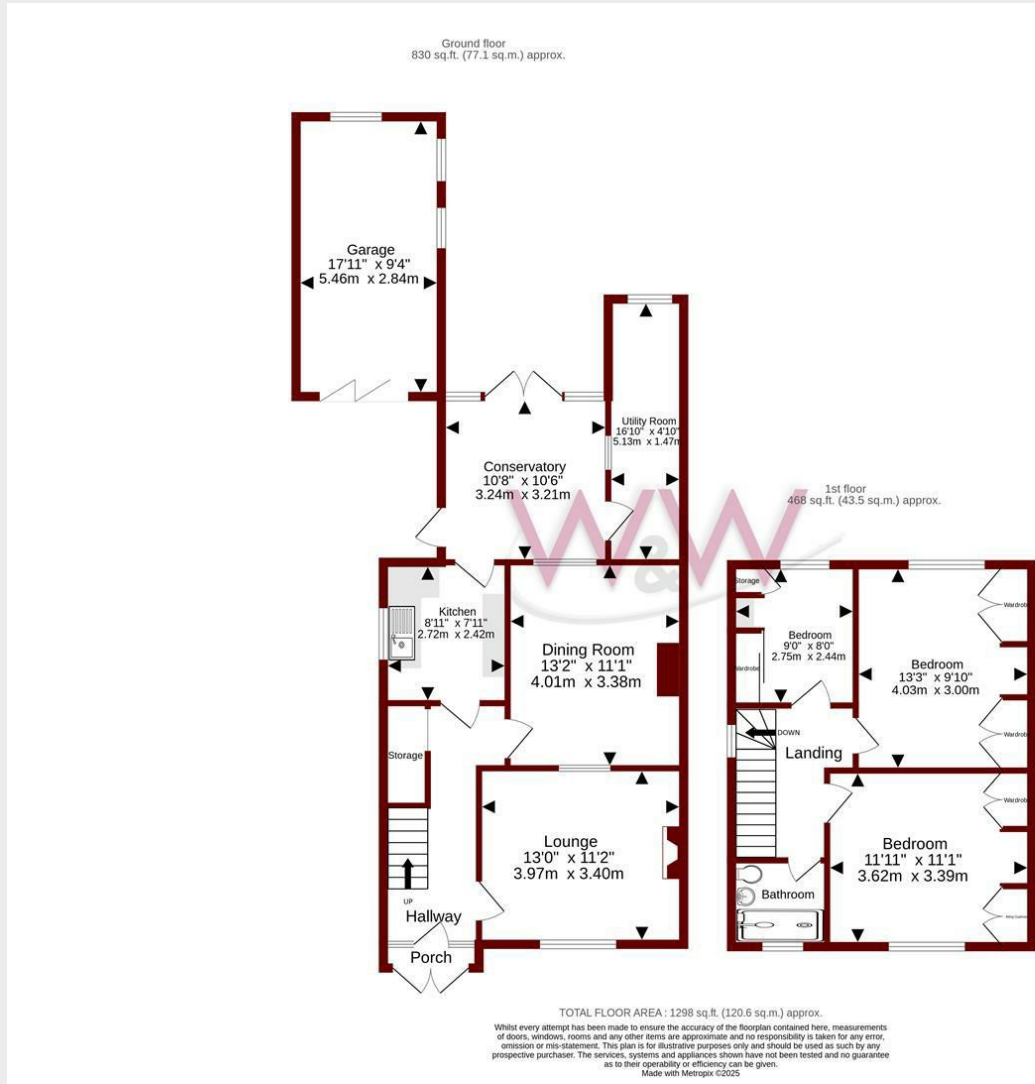
Heating - Gas central heating with Vaillant combination boiler

Broadband - There is no broadband connected to the property

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

Please check here for all networks - <https://checker.ofcom.org.uk/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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