



16 Barnes Lane, Sarisbury Green, SO31 7BZ

Asking Price £395,000



Barnes Lane |
Sarisbury Green | SO31 7BZ
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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

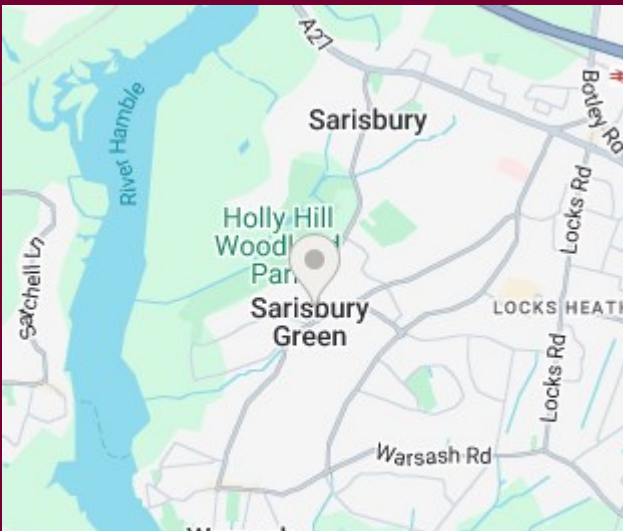
Sewerage - Mains

Heating - Gas central heating with Vaillant combination boiler

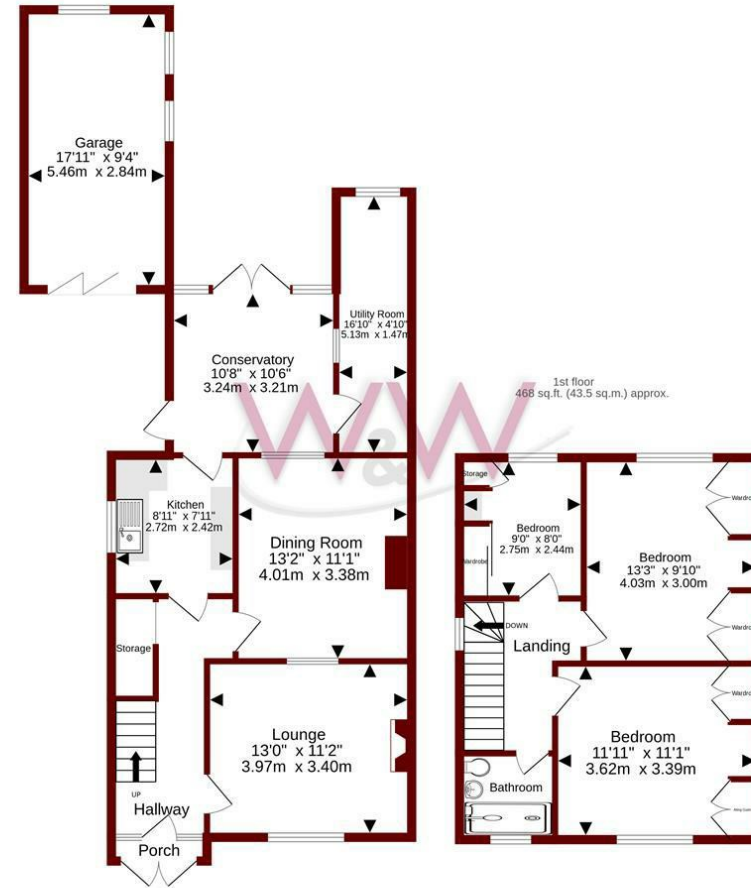
Broadband - There is no broadband connected to the property

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

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



Ground floor
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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 - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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