



12 Beacon Way, Park Gate, SO31 7GL

Asking Price £350,000



Beacon Way |
Park Gate | SO31 7GL
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W&W are pleased to offer for sale this well presented three bedroom semi detached house. The property boasts three bedrooms, lounge, kitchen, dining room, family bathroom & separate cloakroom. The property also benefits from a rear garden, garage & impressive block paved driveway.

Beacon Way is located in Park Gate and benefits from being close to local shops, schools and amenities, including Locks Heath shopping centre and Holly Hill Leisure Centre. The pretty village of Swanwick is just a short drive away, offering a selection of pubs, restaurants, coastal walks and its marina. The M27 motorway links are also nearby, providing links to Southampton, Portsmouth, Winchester, Chichester and London.





Well presented three bedroom semi detached house

Spacious lounge enjoying built in storage cupboard

Kitchen boasting built in oven/hob with space/plumbing for additional appliances

Dining room with window overlooking the garden

Main bedroom with window to the front

Family bathroom comprising two piece white suite & attractive tiling

Separate cloakroom

Two additional bedrooms both benefiting from built in storage

'2021' Replacement carpets to the lounge, stairs, landing & all three bedrooms

Rear enclosed garden majority laid to lawn with patio area & display flower/shrubbery beds

Garage with power & lighting

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

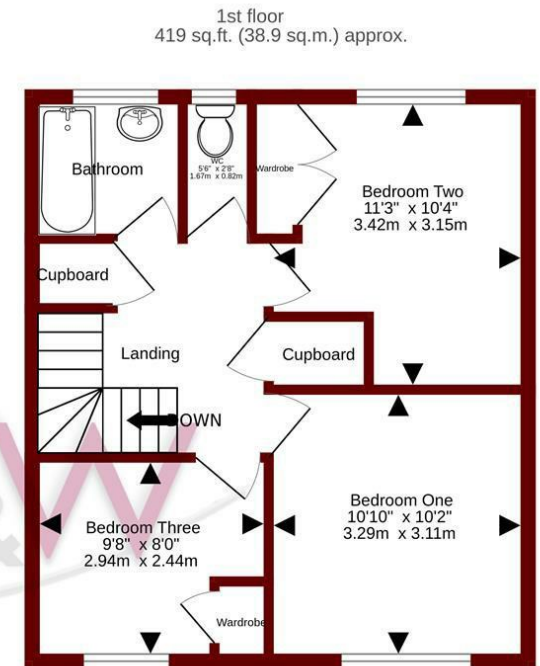
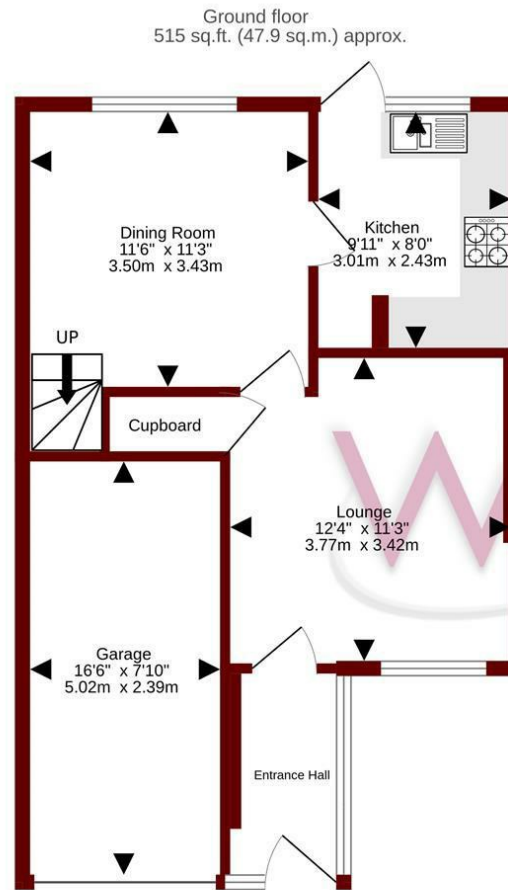
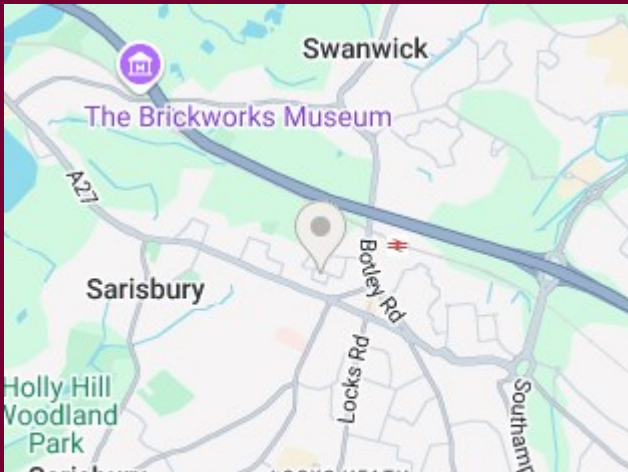
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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