



48 Agincourt Drive, Sarisbury Green, SO31 7PG

Asking Price £499,995



Agincourt Drive |
Sarisbury Green | SO31 7PG
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W&W are delighted to offer for sale this extremely well presented four bedroom semi detached family home. The property boasts four bedrooms, lounge, impressively sized 25'6ft kitchen/dining room, utility room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden & carport providing parking for vehicles.

Agincourt Drive is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.





Extremely well presented four bedroom semi detached family home

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge with walk in bay window to the front & double doors opening out onto the rear garden

Impressively sized 25'6ft kitchen/dining room enjoying triple windows to the front

Modern kitchen with high gloss units & attractive worktops

Integrated appliances include oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

Galleried landing boasting built in storage cupboard

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

Three additional bedrooms

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

Rear enclosed landscaped garden majority laid to lawn with paved patio area

Carport providing parking for vehicles

Estate management charge approx. £280 PA

ADDITIONAL INFORMATION

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

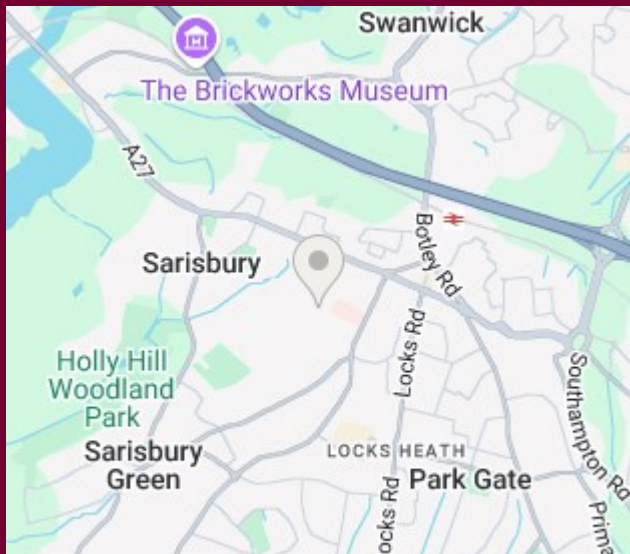
Sewerage - Mains

Heating - Gas central heating

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

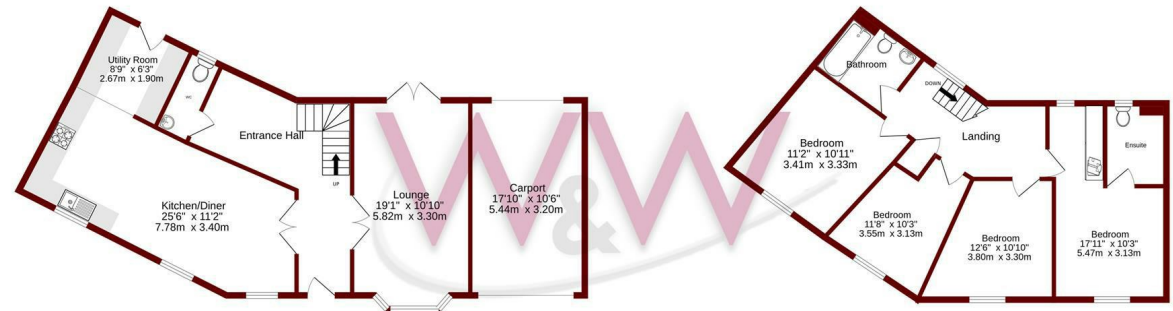
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
908 sq.ft. (84.4 sq.m.) approx.

1st Floor
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 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.
Made with Metropix 62025

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (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 - D - £2,200.00 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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