



25 Beacon Bottom, Park Gate, SO31 7GQ

Offers In The Region Of £475,000

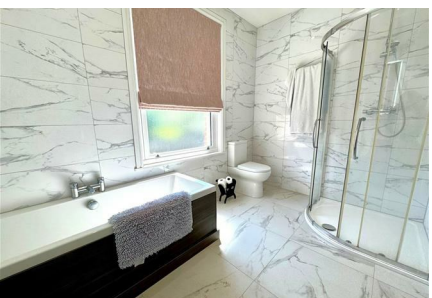


Beacon Bottom |
Park Gate | SO31 7GQ
Offers In The Region Of £475,000

W&W are extremely delighted to offer for sale this beautifully presented Victorian circa 1900's built three/four bedroom semi detached home situated on an enviable plot. The property enjoys three bedrooms, lounge, 21'4ft kitchen/dining room, family room/four bedroom, modern downstairs shower room & modern main bathroom. The property sits on an enviable plot providing side & rear gardens as well as a large driveway providing parking for multiple vehicles.

Beacon Bottom is located just a short stroll from the shops and amenities of Park Gate including Co Op & Sainsburys, also just around the corner is Swanwick train station. The Property is also within walking distance is The Village Inn restaurant. The M27 is also easily accessible from this property just a mile away.





Beautifully presented three/four bedroom Victorian built semi detached home

Period property circa 1900's built still enjoying plenty of period features such as high ceilings & sash windows

Sitting on an extensive plot providing large frontage, side garden & rear garden

Welcoming entrance hall enjoying built in understairs storage cupboard

Dual aspect living room enjoying centrepiece log burner effect fire & walk in bay window with full height sash windows

21'4ft Kitchen/dining room with twin windows overlooking the side garden

Modern kitchen enjoying solid wood worktops & attractive cabinets

Integrated appliances include double oven, gas hob, fridge, freezer, dishwasher & wine fridge

Utility room providing additional storage & plumbing/space for further appliances

Modern downstairs shower room comprising three piece white suite & attractive wall/floor tiling

Family room/bedroom four with sash window overlooking the side garden

Main bedroom with twin windows to the front

Two additional bedrooms with one benefitting from built in wardrobes/dressing room furniture and the other being dual aspect

Modern bathroom comprising four piece white suite with feature large shower cubicle tray & attractive marble effect wall/floor tiling

Solid wood internal doors throughout

Southerly facing landscaped rear/side gardens laid to paved patio, lawn areas & wild garden to the rear

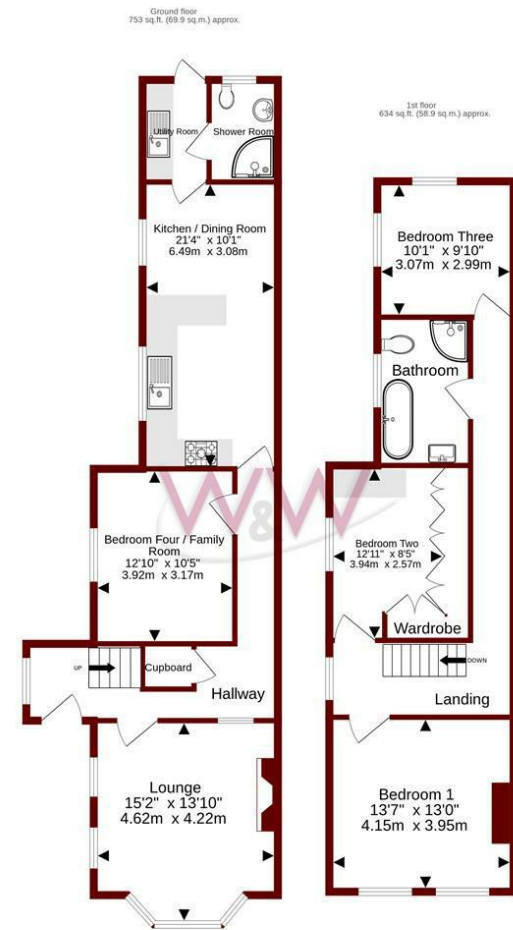
Large block paved driveway providing parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

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

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

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



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	81

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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