



Bridge Road | Sarisbury Green | Southampton | SO31 7EP

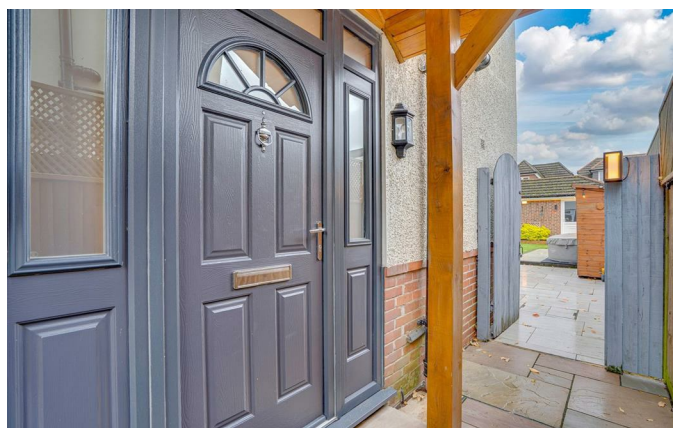
Asking Price £585,000



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W&W are delighted to offer for sale this beautifully presented & extended circa 1930's built three bedroom detached family home. Internally the property enjoys a living room, dining room, kitchen/dining room, three bedrooms all with modern en-suites & downstairs cloakroom. Outside, the property sits on an enviable plot providing a rear landscaped garden, garage & ample driveway parking to the front for multiple vehicles.

Bridge Road is situated just a few minutes' walk from the local shops of Sarisbury Green, as well as the community centre & green which is used for various activities including cricket. The property is in the catchment for local schools such as Sarisbury green infant and Sarisbury green junior school. The property is also within catchment for the local secondary school Brookfield. Swanwick train station & other excellent transport links are easily accessible from the property.







Beautifully presented circa 1930's built three bedroom detached family home

Vendor suited with complete chain ahead

Welcoming entrance hall with bespoke fitted storage cupboards & feature karndean LVT flooring

Lounge enjoying walk in bay window & centrepiece fireplace with inset log burner

19'5ft Modern kitchen/dining room enjoying wood worktops & attractive cabinets

Integrated appliances include double oven, microwave, induction hob, dishwasher & space for fridge/freezer

Utility room providing additional storage space, integrated washing machine & space for tumble dryer

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from walk in bay window with made to measure shutters, built in wardrobes & en-suite

Modern en-suite bathroom comprising four piece white suite & attractive wall/floor tiling



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Two additional bedrooms both benefitting from built in wardrobes & modern en-suite shower rooms

Feature blackout remote controlled blinds to all three bedrooms to remain

Fitted made to measure shutters to all three bedrooms, lounge, dining room & all bathrooms

Replacement double glazed acoustic glass windows to the front & side

Landscaped rear garden with majority laid to lawn with raised sleepers & large attractive paved patio area perfect for alfresco dining

Garage with lighting & personal door into the garden

Block paved driveway to the front providing parking for multiple vehicles

Replacement Worcester Bosch boiler with hive smart heating system & 2025 fuse board





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

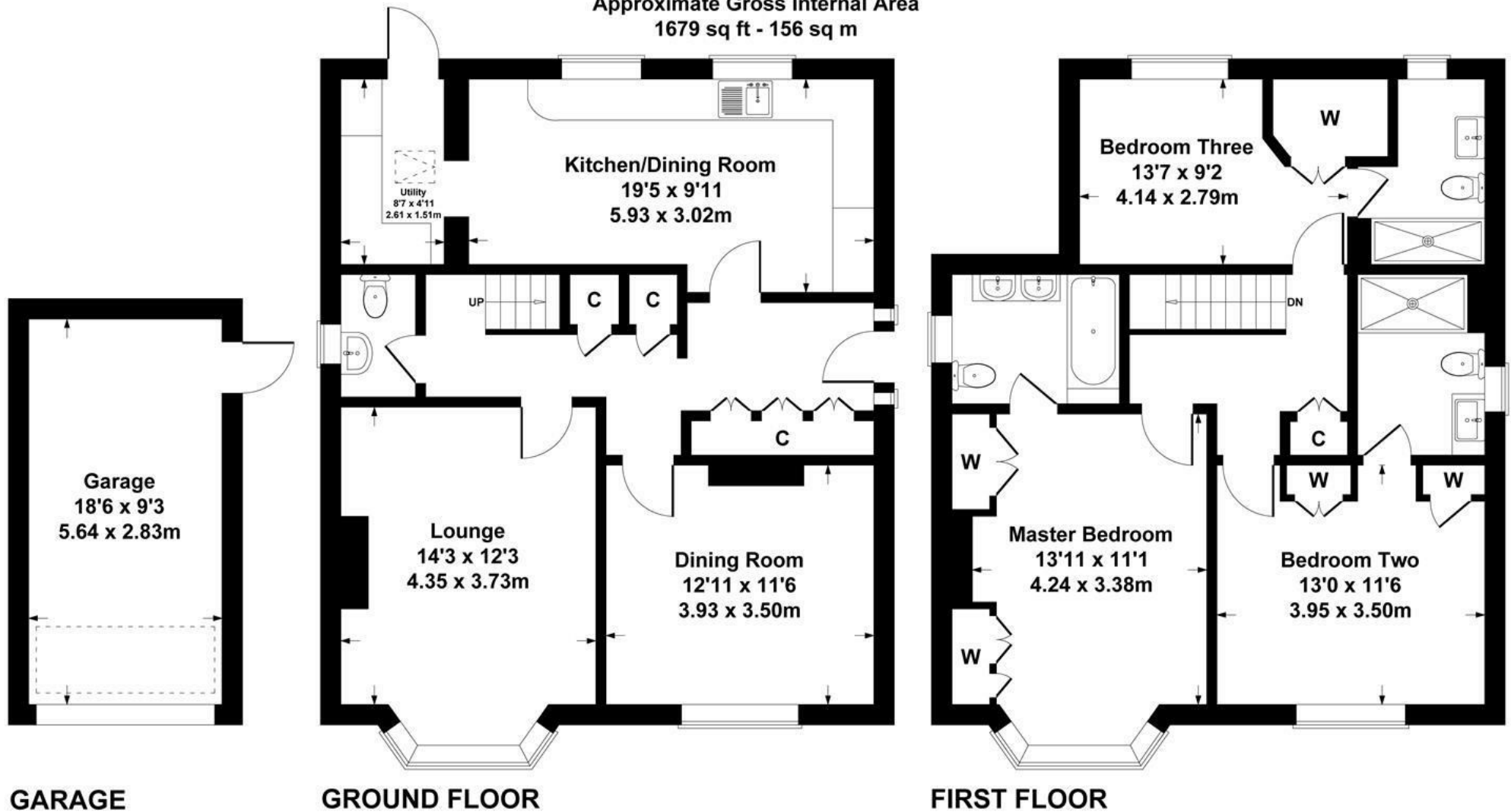
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

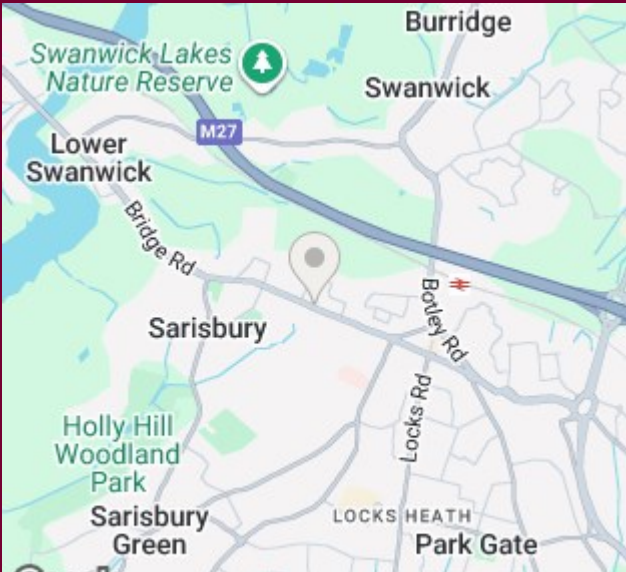


102 Bridge Road

Approximate Gross Internal Area
1679 sq ft - 156 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



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	

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE
01489 577990

parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk