



Guide Price £310,000

Freehold

39 Beacon Bottom,

Park Gate, Southampton, Hampshire SO31 7GQ



Quick View



3 Bedrooms



Converted



2 Living Rooms + Conservatory



1 Bathroom



Semi-Detached House



EPC Rating D



Parking for 2-3 cars



Council Tax Band C

Reasons to View

- You will not be disappointed with the size of the bedrooms here, all three are double rooms so no one will get stuck in a box.
- Escape to the ground floor study for hobbies or homework, lounge in the living room or chill out in the conservatory, there's room for all the family to have a space of their own.
- Let your imagination run wild in the tiered, south facing rear garden, which is just over 90' in length, perhaps creating different areas for play, entertaining, growing your own or just relaxing.
- Leased solar panels on the roof mean the cost of running this home should be very low.
- It's just minutes to the station for commuters, and less than ½ a mile stroll to the shops at Park Gate for your daily essentials.
- There is no forward chain so we would hope for a swift sale.

Description

Just moments from Park Gate shops, this three-bedroom, semi-detached house is looking for its new owner. The sloped driveway can accommodate 2-3 cars and for bikes and toys there is a covered walkway at the side of the house.

The entrance porch is perfect for kicking off muddy boots and wet coats before entering the hallway where the stairs lead up and there is a cloakroom. The living room has parquet flooring and a feature fireplace with sliding doors to the conservatory which in turn has double doors outside. The kitchen is fitted with white units and two stainless steel work tops for food preparation, a built-in double oven and a 5-burner hob. A door to the rear of the kitchen leads to a walk-through pantry area with lots of fitted cupboards, and through to the study (converted from the original garage) with a window to the front of the house.

On the first floor there are three double bedrooms, the largest having fitted storage all along one wall. The bathroom suite is white and there is an electric shower. On the landing there is a large airing cupboard and access to the loft with a fitted ladder.

Not everyone will enjoy the challenge of this tiered rear garden but with a bit of imagination and a little hard graft the budding landscapers amongst you could really make it a spectacular space. It's south facing too, so you'll definitely enjoy the best of the sun. Whilst the garden will take up some of your time, the rest of the exterior is low maintenance with UPVC windows, fascias & soffits.

Other Information

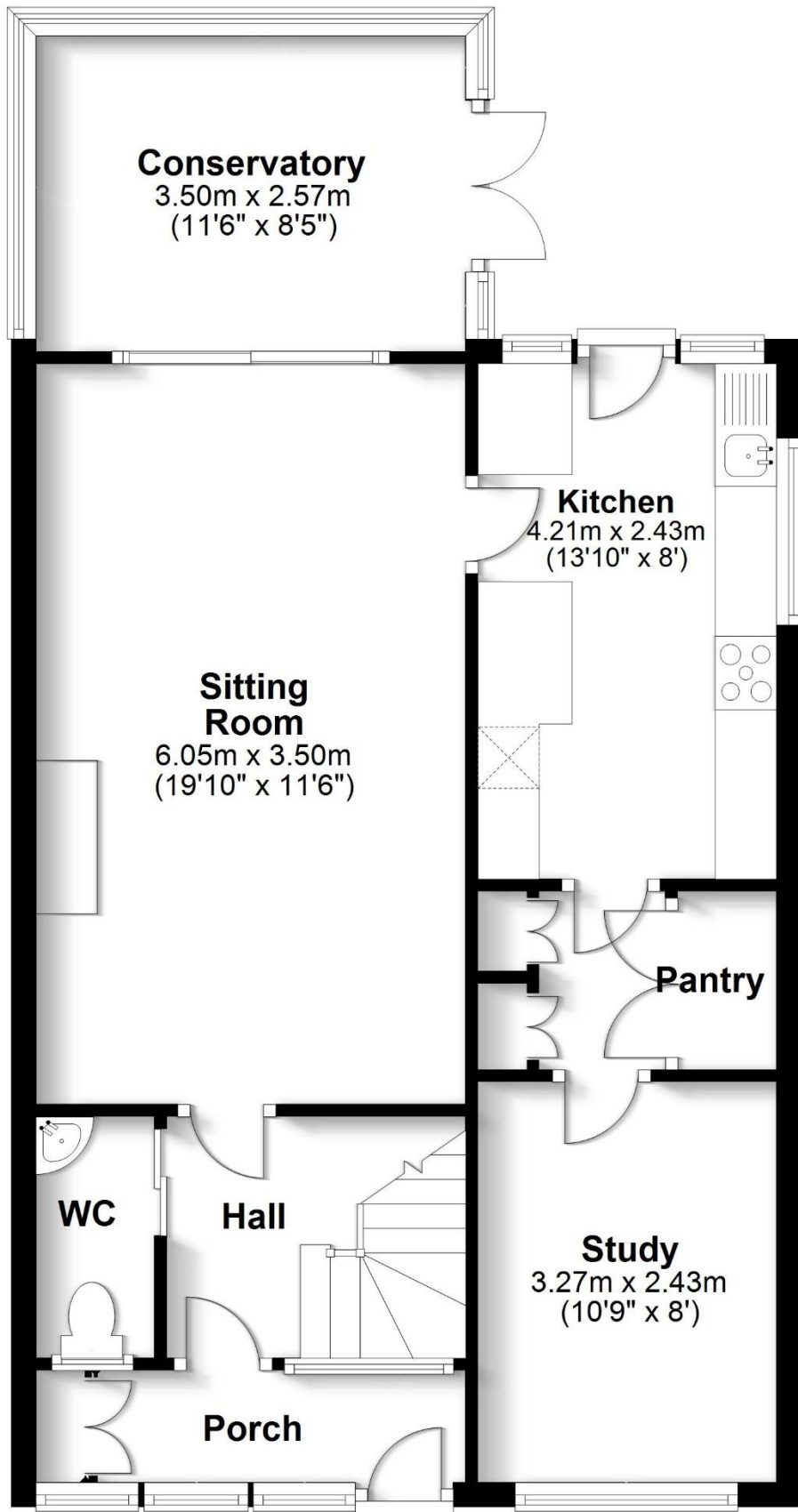
The solar panels on the roof are subject to a 25 year Solarshare lease with HomeSun2 Ltd dated 18/11/2011. We advise that you make any mortgage lender aware before making an application. Please ask if you wish to see a copy of the PV panel lease. We are also advised that the properties in this road were built with pitch fibre drains.

Directions

<https://what3words.com/tubes.caravans.shippers>

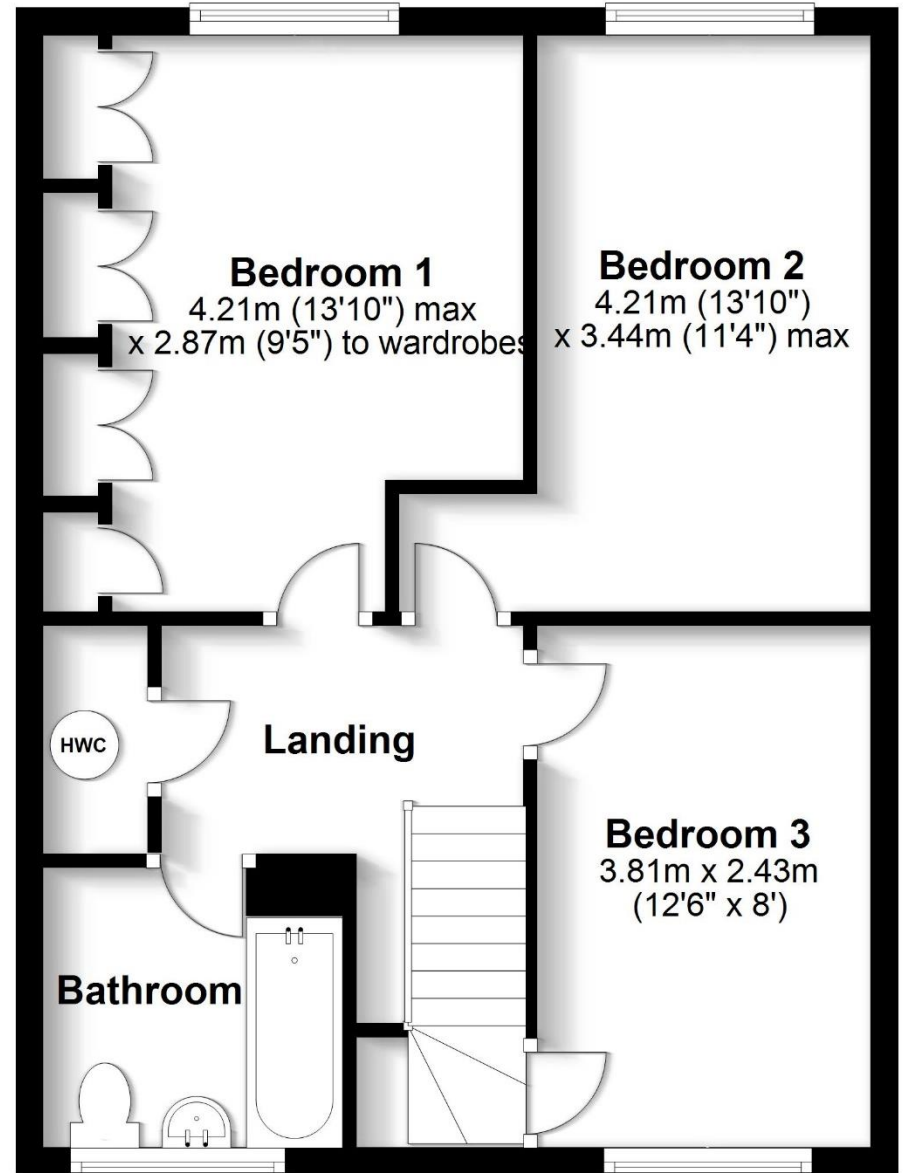
Ground Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 113.5 sq. metres (1221.7 sq. feet)

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