



**£290,000**


Freehold

**61 Beacon Bottom, Park Gate**

Southampton, Hampshire SO31 7GQ



## Quick View

	2 Bedrooms		No Garage
	2 Living Rooms		1 Bathroom + Cloaks
	Semi-Detached House		EPC Rating D
	Driveway Parking		Council Tax Band C

## Reasons to View

- A marvellous opportunity for someone looking for a project to renovate, or to invest time and effort in to a forever home.
- With planning granted for a two-story extension – REF: P/24/0354/FP – there really is room to grow.
- Open brick fireplaces are in the sitting room & the dining room, as well as high skirting boards and high ceilings; original doors also remain, so the character is not lost here.
- A big garden back and front gives loads of outdoor space, plus plenty of parking opportunity, if you want more than the current driveway.
- A modern central heating system and double glazed windows will keep you warm in the winter months.
- Great links to the A27 & M27, or if you prefer to use the train, its less than a 15-minute walk to the train station.

## Description

Offered with vacant possession, this handsome semi-detached property offers so much potential to someone looking for either their forever home, especially with the planning permission that has already been passed, or an investment purchase. Set back from the road, there is plenty of parking potential on offer.

The front door opens to the hallway, which has stairs straight up to the first floor, with the downstairs cloakroom underneath, which has a window for ventilation. The sitting room is at the front of the property, with a bay window, a brick-built open fireplace and attractive cornicing.

To the back of the property, the generous dining room also has a brick fireplace, and there's a door to a utility area with a small window that has plumbing for a washing machine and also houses the replacement boiler. A further doorway leads to the kitchen. The kitchen is fitted with a range of wall and base level units with wooden work tops and attractive brick tile splash backs. There's space for an oven and fridge plus a super handy larder. The double drainer sink unit looks over the garden, and a door gives access outside.

Upstairs, a window on the landing gives lots of light, and there's access to the loft, which has a Velux window. The main bedroom spans the width of the house, and bedroom two is a generous double overlooking the rear. Both bedrooms share the spacious bathroom which is fitted with a white suite and a window to the rear.

Outside, the garden has a south-easterly aspect and is currently a blank canvas to add your own personal touch. A full walk through video tour is available on our website, so please take a look, and call the office to arrange a viewing in person.

## Other Information

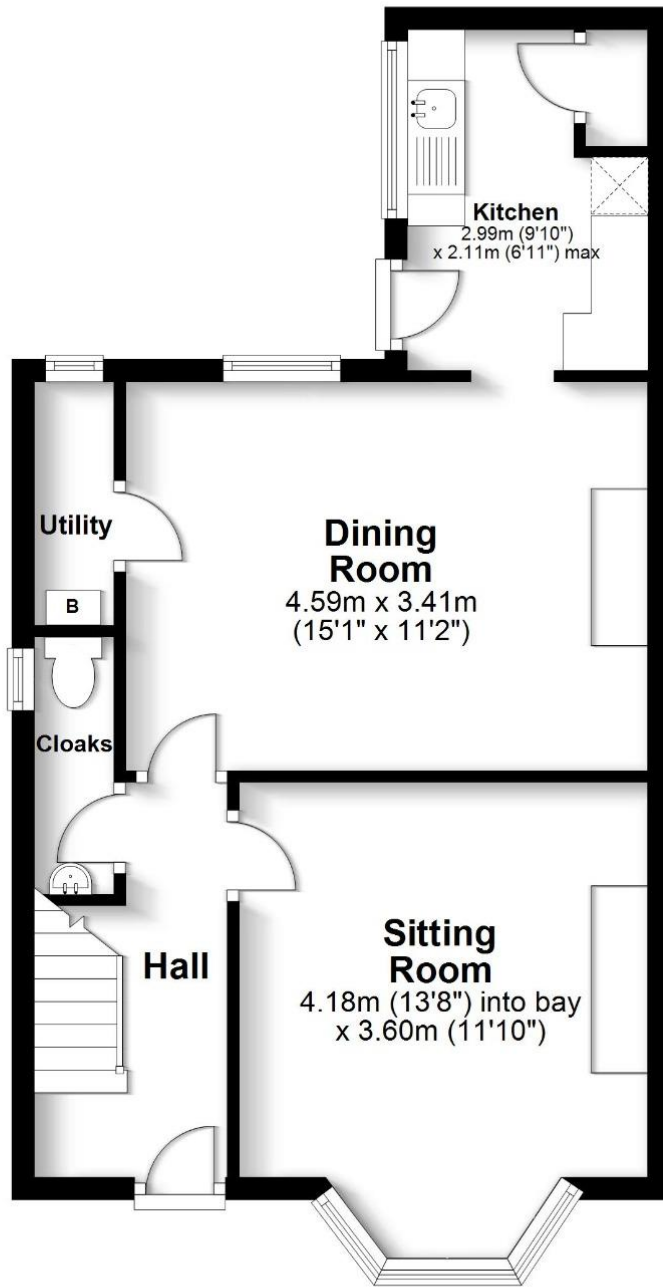
Planning permission granted for a two-story extension – REF: P/24/0354/FP

## Directions

<https://what3words.com/storyline.select.buyers>

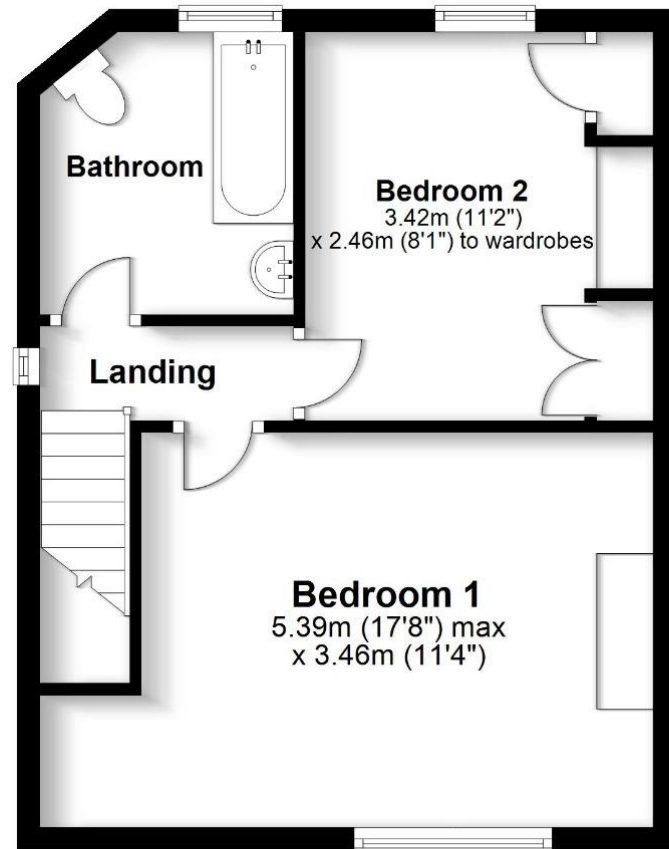
## Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

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Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
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