



£350,000
Freehold

10 Badgers Copse, Park Gate
Southampton, Hampshire SO31 1DN



Quick View

	3 Bedrooms		Garage
	1 Living Room		2 Bathrooms
	End of Terrace House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- Spacious open plan living/dining area offering a sociable layout for those who enjoy entertaining, even more so in the summer with those doors opened to the large garden.
- Two double bedrooms will offer scope for the family to grow whilst still retaining bedroom three for a study or dressing room.
- The landscaped rear garden is zoned with a patio area, dining area with lawn for ease of maintenance so there will be no need to spend all your free time at the weekend mowing.
- Visitors won't need to be up and down the stairs with the conveniently situated ground floor cloakroom.
- This is the perfect location for those who commute by train; it's just 10 minutes on foot to Swanwick station according to Google!
- There's driveway parking for three to four vehicles plus the garage, so there'll be no problem parking at the end of a busy day at work.

Description

This lovely three-bedroom end-of-terrace home is conveniently situated by the motorway, Swanwick station and local shops at Park Gate; ideal for a busy couple or families who need easy access to the local transport links. There is parking for three or more cars in the driveway and in front of the garage, which is a good size with an up and over door.

The traditionally styled front door opens into the reception hall, with doors off to the cloakroom and living room as well as stairs leading up to the first floor landing. The living room is open plan to the dining area, which makes for a lovely, spacious feeling reception room. With the dual aspect; a window to the front and patio doors to the rear, light filters right through from front to back. A useful understairs cupboard offers that all important storage for shoes, coats and the Hoover. Positioned to the rear, the kitchen is fitted with a range of wall and base units with a door opening to the garden, handy for catering those summer BBQs. There is a built-in double oven and gas hob. A wall-mounted, gas-fired boiler.

On the first floor, bedroom one benefits from its own en-suite shower room and has built-in wardrobes for storage. The remaining two bedrooms, a double with recessed storage and a single. They share the family bathroom, which has a white suite comprising a WC, wash hand basin and bath. The cupboard on the landing hosts the Gledhill water heating/storage tank.

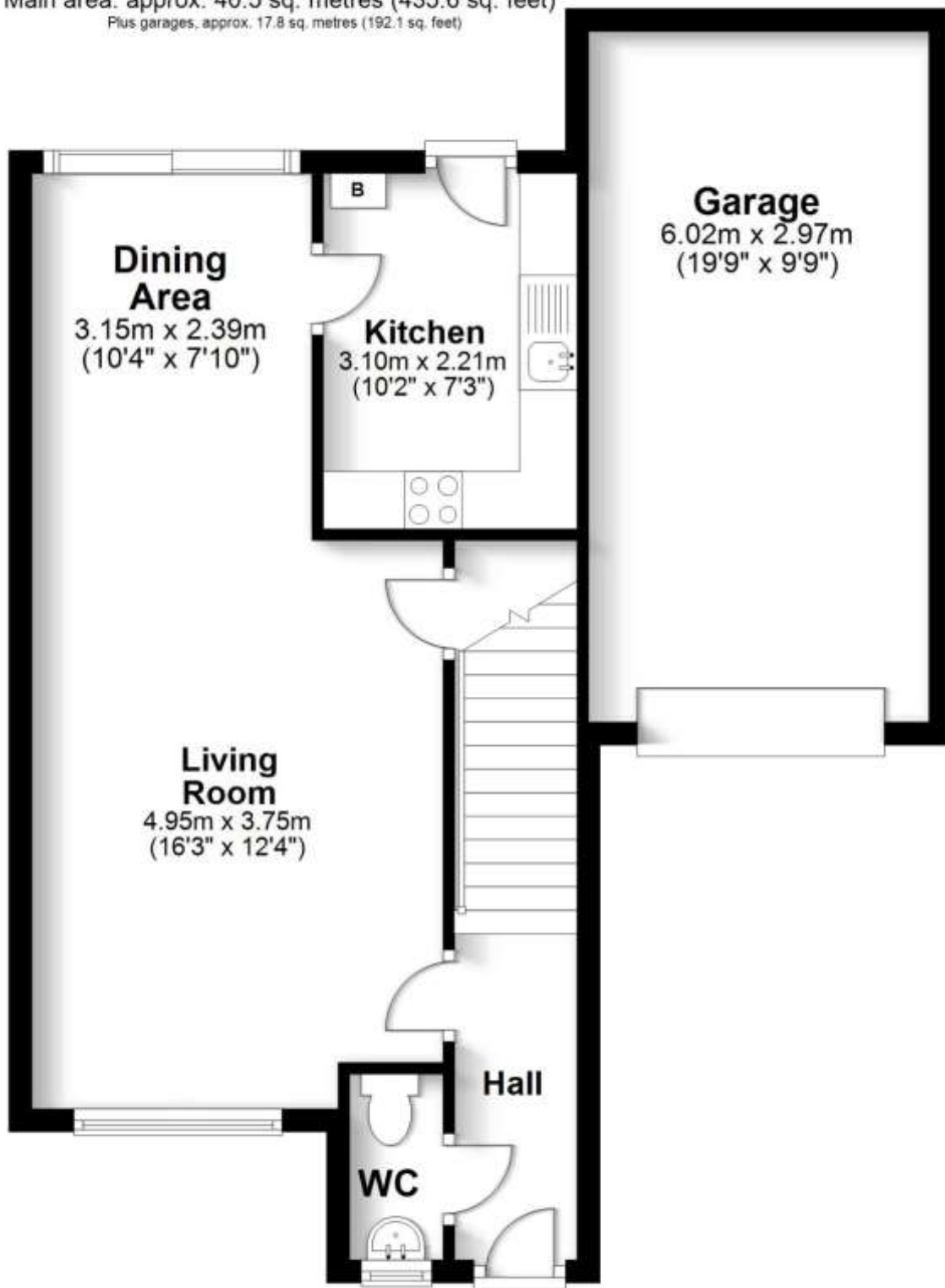
Outside, the private and enclosed rear garden is surrounded by high-level wooden fence panelling with a paved patio area, lawn and raised patio. There is an outside tap and gated access to the front. The attached brick-built garage offers room for storage, or even a car with power and light connected. Further parking to the side is available and comfortably accommodates up to three vehicles. If room to grow, good access and a generous amount of outside space is what you are looking for, please call Robinson Reade, where one of our professional and experienced members of staff will be very happy to show you round.

Directions

<https://what3words.com/simmer.should.neon>

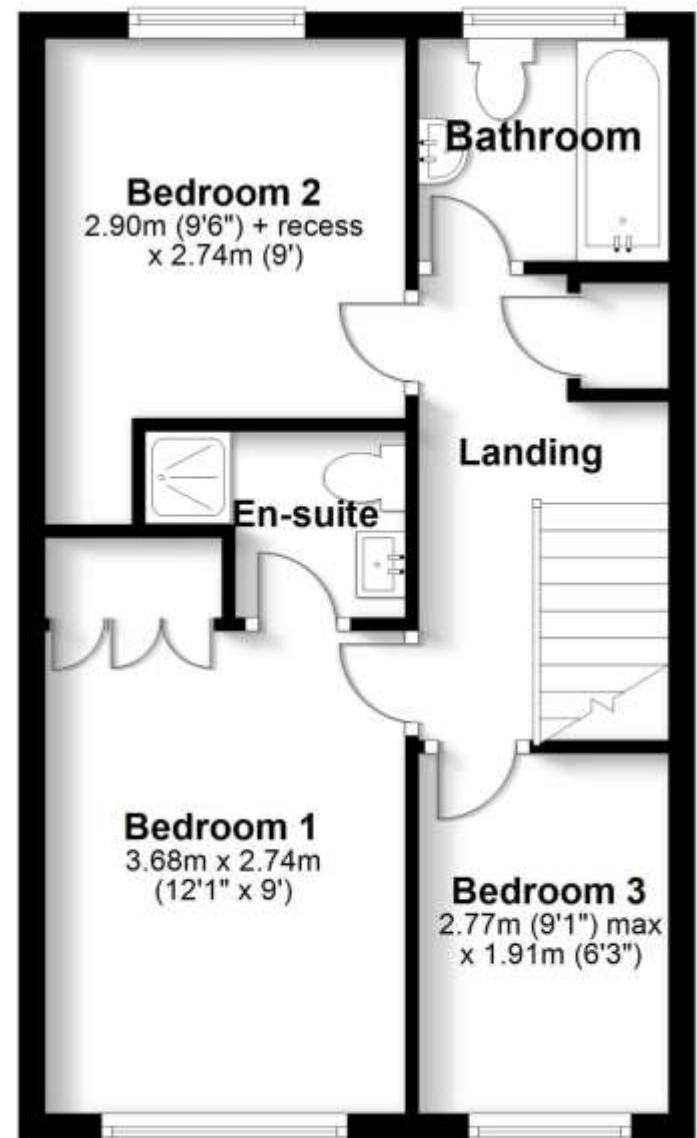
Ground Floor

Main area: approx. 40.5 sq. metres (435.6 sq. feet)
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Main area: Approx. 79.4 sq. metres (855.1 sq. feet)

Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)

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