









- Semi-Detached family home
 - Three bedrooms
 - Spacious lounge
 - Separate dining room
- Sitting room/conservatory
- Family bathroom and shower room
 - Ample off-road parking
 - Private rear garden
 - No forward chain!

Welcome to this charming three-bedroom semi-detached house with no forward chain located on Bridge Road in the popular area of Park Gate.

Leading up to the property is a large driveway with ample parking and the internal accommodation is just as generous. The lounge is to the front with a bay window flooding the room with natural light and the kitchen, separate dining room and further sitting room create a flowing sociable space to the rear. A modern shower room is also on the ground floor.

French doors lead out to the garden, which is private and has a lovely sunny aspect offering the perfect place to relax.

On the first floor, there are three well proportioned bedrooms accompanied by a family bathroom.

Park Gate is well-connected to major road networks, including the M27, providing easy access to Southampton, Portsmouth, and beyond and Swanwick rail station is only a short walk away. The area also boasts a range of local amenities and highly regarded schools.



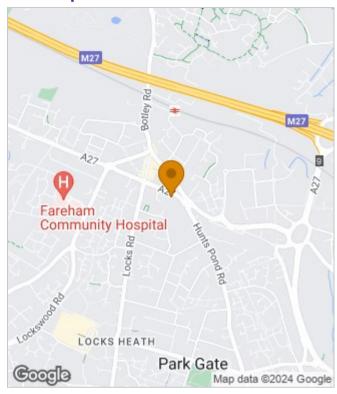




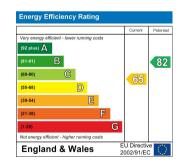
Floor Plans

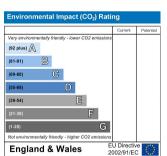
GROUND FLOOR 1ST FLOOR 673 sq.ft. (62.5 sq.m.) approx. 535 sq.ft. (49.7 sq.m.) approx. SITTING ROOM 9'9" x 6'10" **BEDROOM 3** 9'5" x 9'4" 2.87m x 2.86m BEDROOM 2 13'1" × 10'11" 3.98m x 3.33m KITCHEN 16'9" x 9'4" 5.10m x 2.86m **DINING ROOM** 13'1" x 10'11" 3.98m x 3.33m LANDING BEDROOM 1 14'0" x 13'1" 4.26m x 3.98m BATHROOM LOUNGE 14'0" x 13'1" 4.26m x 3.98m **ENTRANCE HALL** TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplant contained here, measurements of doors, windows, comes and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to microparative purchaser. The services, systems and applicances shown have not been tested and no guarantee as to microparative purchaser. The services are the services of the services of

Area Map



Energy Performance Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.