



Chimney Pots  
ESTATE AGENTS

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Birchen Road, Park Gate, Southampton

£280,000



- A family home offering bright and spacious accommodation
  - Lounge/diner and kitchen/breakfast room
  - Three double bedrooms and a shower room
    - Off road parking for two vehicles
    - Enclosed garden with brick shed for useful storage
- Conveniently located within walking distance of the local schools, shops and amenities
  - An ideal first time purchase or investment opportunity

Located in a pleasant cul de sac within close proximity to local amenities, schools, and excellent public transport links, this charming terraced home is a rare find on the market. Boasting a spacious and well-laid out interior, this property offers a blank canvas for its new owner to put their mark on. and with no onward chain you could be in before Autumn.

As you step into the welcoming hallway, you are greeted by a spacious lounge/diner overlooking the front aspect, perfect for entertaining guests. The kitchen/breakfast room at the rear extends across, providing a great space for family meals and gatherings.

Upstairs, the property features a spacious master bedroom along with two additional well-sized bedrooms, all bathed in natural light. A convenient shower room completes the internal layout.

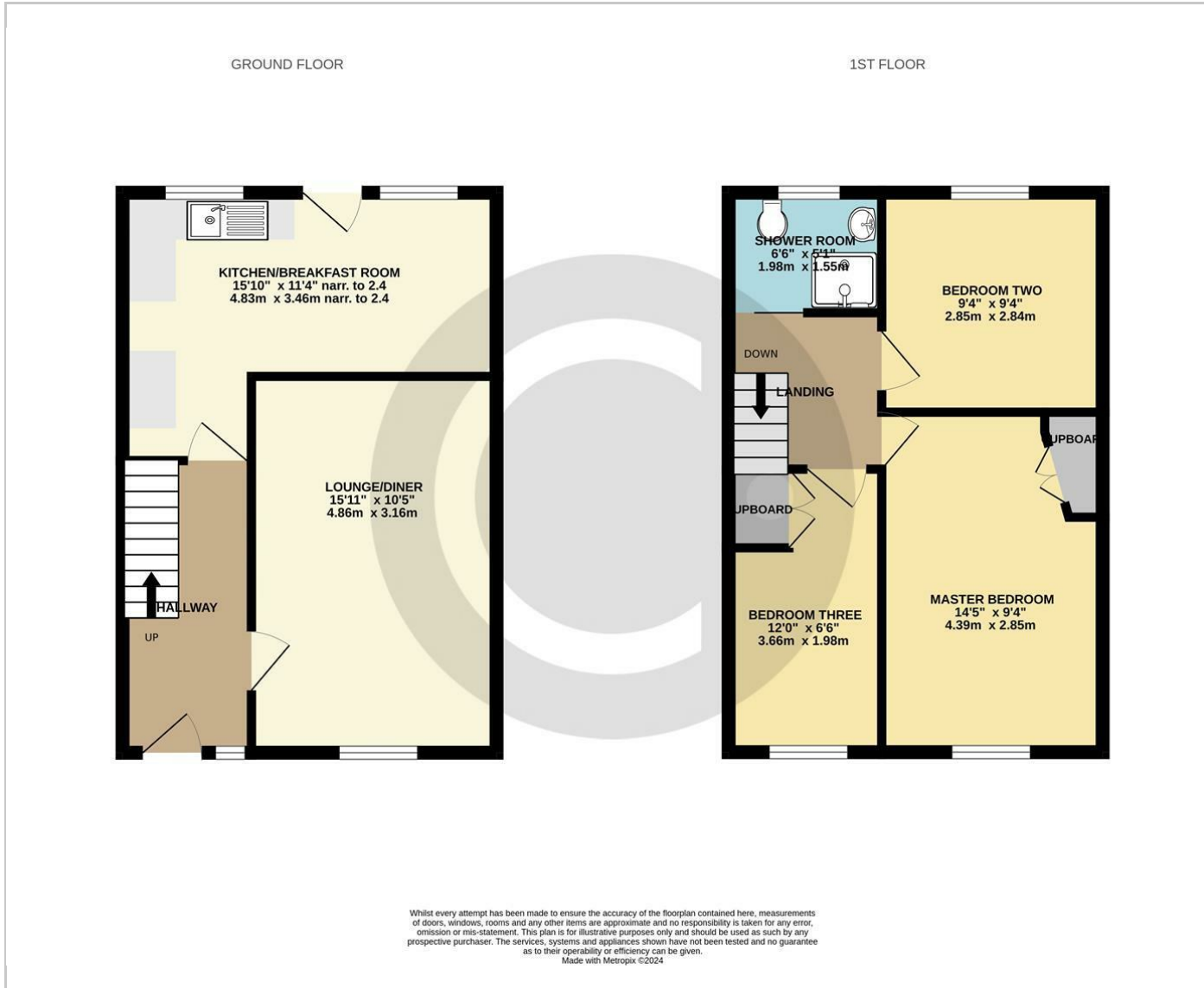
The rear garden is enclosed by panel fencing, with a patio area and stone laid sections for easy maintenance. There is also a brick shed and rear pedestrian access. Additionally, the front of the property offers off-road parking for two vehicles.

This home is double glazed, gas centrally heated, and ready for your personal touch. With a 20-minute walk to the train station, commuting is a breeze. Nearby, you can find local schools, shops, and other amenities within easy reach. Don't miss out on the opportunity to view this fantastic property - arrange a viewing today!

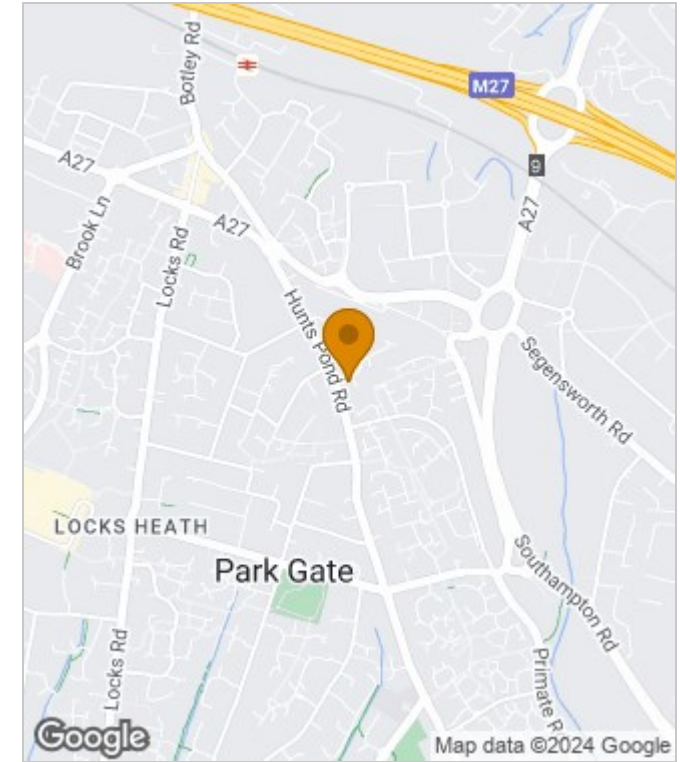
Council Tax Band: C



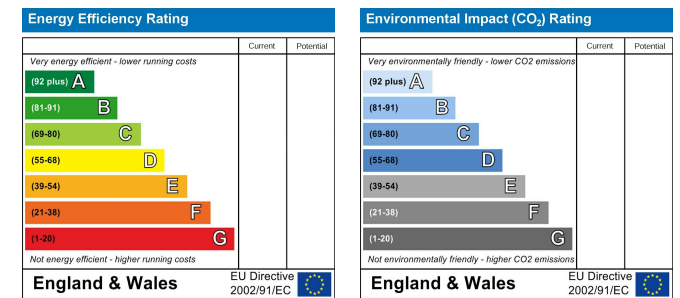
## Floor Plans



## Area Map



## Energy Performance Graph



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