



£375,000

Weston Lane, Southampton



 **3**  
Bedrooms

 **1**  
Bathroom

32 Bridge Rd, Park Gate, Southampton SO31 7GF |  
[hello@chimneypotsestateagents.co.uk](mailto:hello@chimneypotsestateagents.co.uk)

01489 584 298



£375,000

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Situated in a convenient location with a pleasant outlook over Mayfield Park is this detached family home, offering bright and spacious well laid out accommodation with family living in mind. The accommodation in brief comprises a lounge overlooking the front aspect. Extending across the rear is the kitchen/ diner with fitted oven with hob above and extractor over. On the first floor there are three bedrooms and family bathroom completing the accommodation internally. The good sized rear garden is fully enclosed, with lawn and patio providing a great space for entertaining. To the front there is the added bonus of a large driveway with parking for several cars. The shore is just a short walk away, with a good selection of amenities in Bitterne and Woolston as well as Southampton City Centre itself all serviced with good bus and rail routes.





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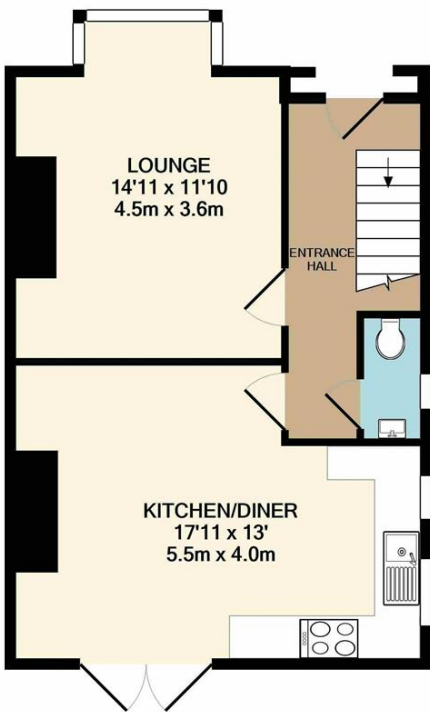
Weston Lane, Southampton



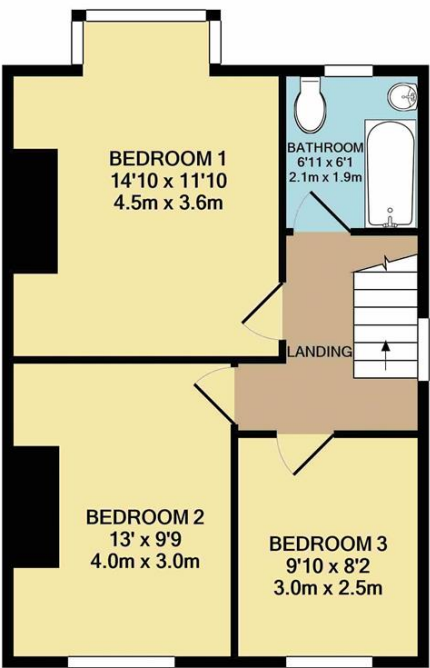


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GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>63</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 168, Weston Lane, Southampton, Hampshire, SO19 9HL

