



213 Botley Road, Burridge, Southampton, SO31 1BJ

Asking Price £495,000



Botley Road | Burrige  
Southampton | SO31 1BJ  
Asking Price £495,000

W&W are delighted to offer this three bedroom detached bungalow sitting on an enviable plot. The property boasts three bedrooms, kitchen, lounge, dining room, study, conservatory & modern shower room. Outside, the property benefits from front & rear gardens as well as a detached garage, car port and ample driveway parking.

Botley Road is in the ever popular non estate location of Burrige, the local convenience store is just over a mile away and further amenities can be found at Whiteley Shopping Centre & Park Gate including eateries, banks, supermarket & gym. Excellent transport links are close by, with Swanwick train station just a 20 minute walk away.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Three bedroom detached bungalow sitting on an enviable plot

Entrance porch opening into the entrance hall

Dual aspect lounge with centrepiece brick surround fireplace & double doors opening out to the rear garden

Kitchen boasting integrated oven/hob with space for additional appliances

Dining room with window to the side

Dual aspect study

Conservatory with space/plumbing for appliances & door opening out to the driveway

Modern re-fitted shower room comprising three piece white suite & attractive marble effect wall/floor tiling

Enclosed rear garden laid to lawn & shrubbery

'In our opinion' we feel that the garden offers a great degree of privacy backing onto fields

Detached garage, car port and driveway parking for multiple vehicles

Large frontage laid to lawn with shrubbery

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

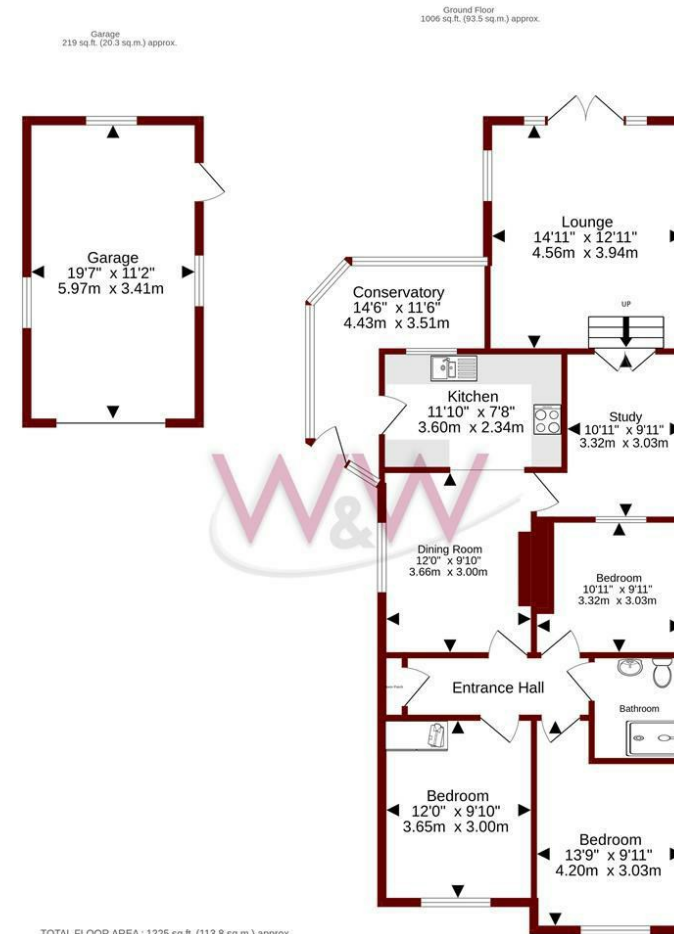
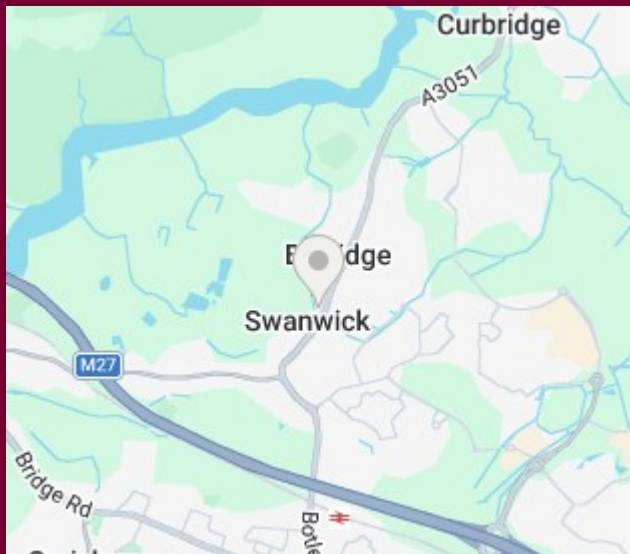
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) <b>A</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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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