



16 Beverley Close, Park Gate, Southampton, SO31 6QU

Asking Price £320,000



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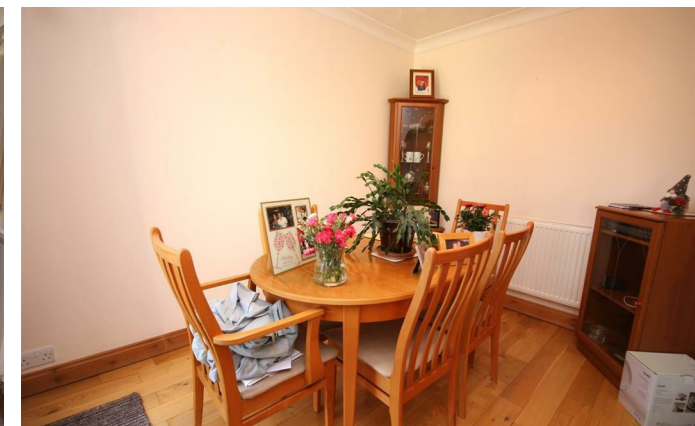
W&W are delighted to offer for sale for the first time in 40 years this well presented three double bedroom end of terraced family home sitting on an enviable plot. The property boasts three bedrooms, kitchen, lounge, dining room & modern shower room. Outside, the property sits on an enviable plot providing an impressively sized rear garden with 23'7ft outbuilding/workshop, garage & driveway parking.

Beverley Close is a quiet cul de sac located in Park Gate with local shops, eateries and amenities within walking distance including TGI Fridays, Co Op & Sainsburys Local. Further amenities of Locks Heath & Whiteley are each less than 3 miles away. Park Gate Primary School is just over half a mile away & excellent transport links are also easily accessible.



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.





First time to the market in 40 years

Well presented three double bedroom end of terraced home

Sitting on an enviable plot

Vendor suited with a new build property (End of Chain)

19'11ft Dual aspect lounge with centrepiece fireplace & built in understairs storage cupboard

Modern kitchen enjoying oven/hob to remain & built in larder cupboard

Dining room with door opening out to the rear garden

Main bedroom benefitting from built in double wardrobes & window overlooking the garden

Two additional double bedrooms

Modern shower room comprising three piece suite

Impressively sized rear garden with majority laid to lawn, multiple paved patio areas, feature display pond & shrubbery/flowers

23'7ft Outbuilding/workshop with power & lighting to remain

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

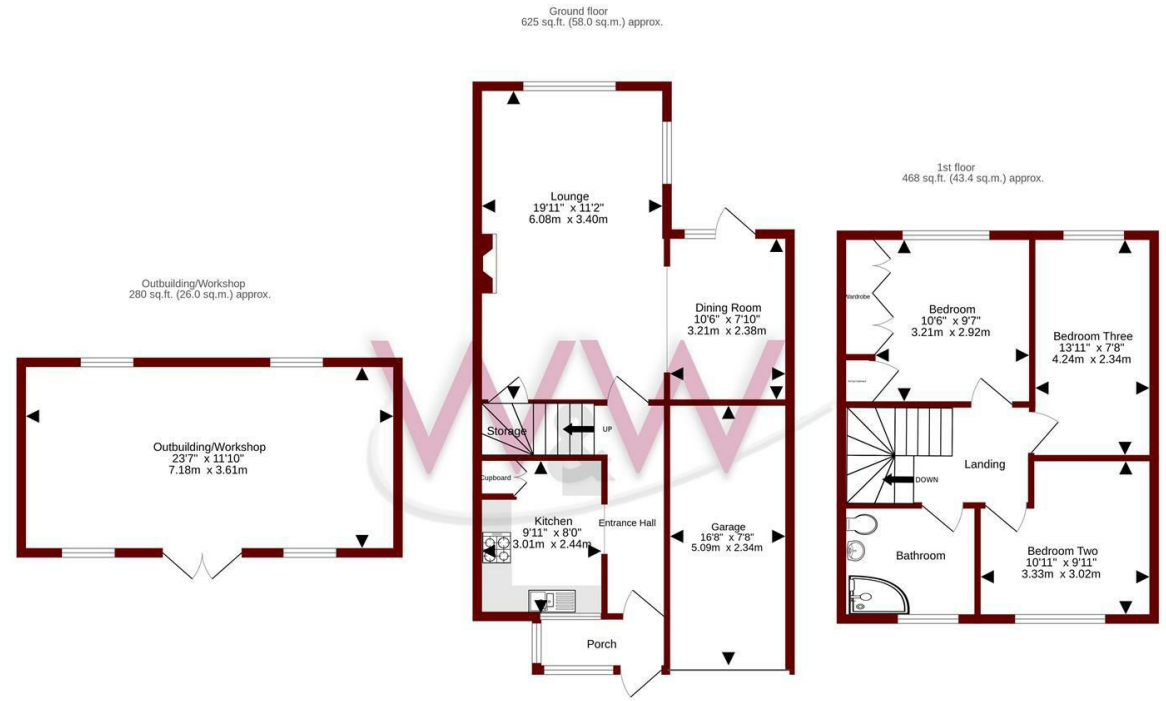
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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 : 1372 sq.ft. (127.4 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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