

 **Addison**
ESTATE AGENTS
FOR SALE
01489 668 999
addisonestateagents.co.uk

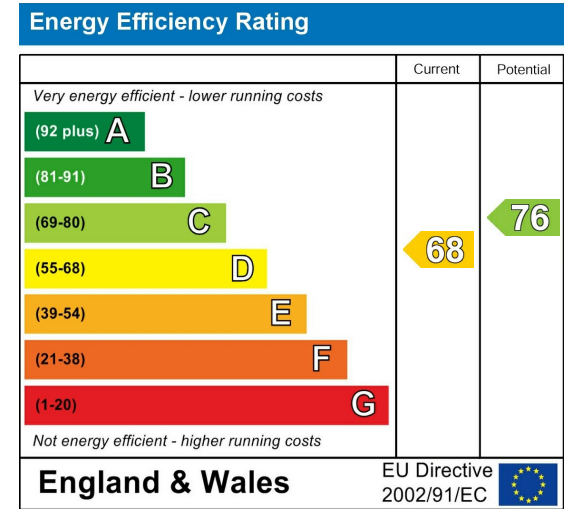


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26 Birchen Road, Park Gate, Southampton, Hampshire, SO31
£325,000 Freehold

NO FORWARD CHAIN | GENEROUS FRONT & REAR GARDENS | GARAGE | EXTENDED KITCHEN/GARDEN ROOM | DOWNSTAIRS SHOWER ROOM | OVER 50 YEARS OF FAMILY OWNERSHIP



Further Information

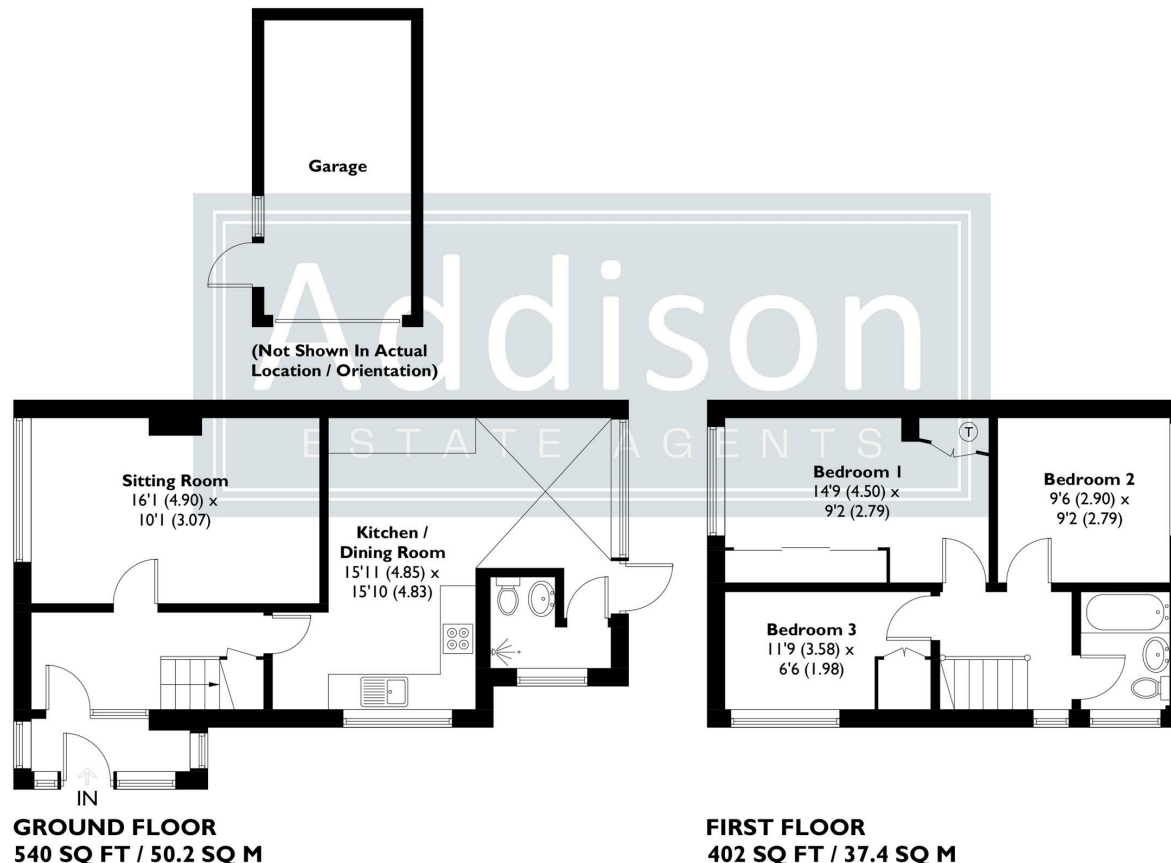
Council Tax Band:
C

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 942 SQ FT / 87.6 SQ M
(EXCLUDING GARAGE)



- THREE BEDROOM END-TERRACE HOME
 - NO FORWARD CHAIN
- OWNED AND LOVINGLY CARED FOR BY THE SAME FAMILY FOR OVER 50 YEARS
- GENEROUS FRONT AND REAR GARDENS
 - EXTENDED KITCHEN / GARDEN ROOM
 - DOWNSTAIRS SHOWER ROOM
- SPACIOUS LOUNGE WITH FRONT ASPECT
- THREE BEDROOMS & FAMILY BATHROOM
- SINGLE GARAGE WITH ACCESS FROM THE REAR GARDEN
- POTENTIAL FOR OFF-ROAD PARKING, SUBJECT TO THE NECESSARY PERMISSIONS

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1341911)
Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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