



29 Little Fox Drive, Park Gate, SO31 1DT

Asking Price £375,000



Little Fox Drive |
Park Gate | SO31 1DT
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W&W are delighted to offer for sale this beautifully presented three bedroom detached house. The property boasts three bedrooms, 26'8ft lounge/dining room, kitchen, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

Little Fox Drive is situated in Park Gate with local shops & amenities less than half a mile away. Excellent transport links are also within easy access, including A27, M27 & Swanwick train station which is just a short walk away & offers direct links to Portsmouth & Southampton.





Beautifully Presented Three Bedroom Link Detached House

Impressively Sized 26'8ft Lounge/Dining Room Boasting Centrepiece Fireplace, Understairs Storage Cupboard & Patio Doors Opening Out Onto The Rear Garden

Kitchen Benefiting From Built In Oven/Hob With Space For Fridge/Freezer & Washing Machine

Downstairs Cloakroom Comprising Two Piece Suite

Main Bedroom Benefitting From En-Suite Shower Room

Two Additional Bedrooms With One Benefitting From Built In Wardrobes

Family Bathroom Comprising Three Piece White Suite

Rear Enclosed Garden Majority Laid To Lawn With Paved Patio Area, Display Shrubbery/Flower Beds

Garage & Driveway Parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

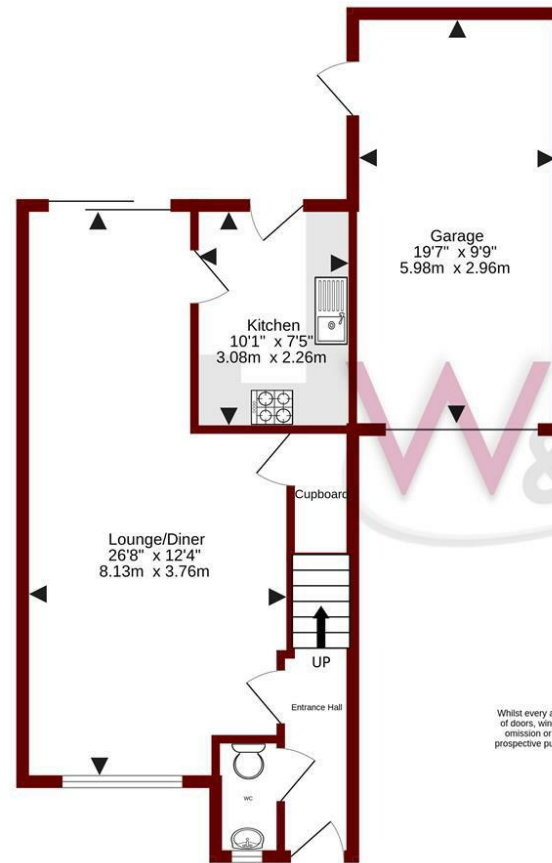
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

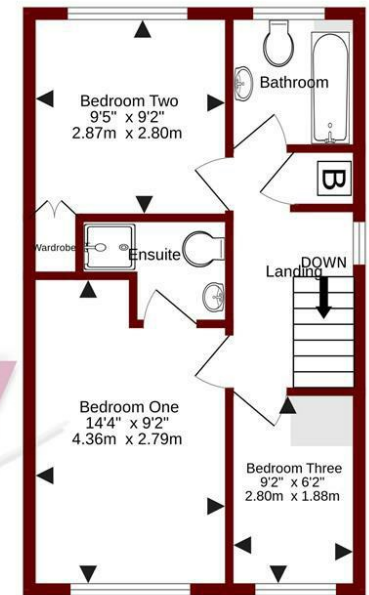
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
619 sq.ft. (57.5 sq.m.) approx.



1st floor
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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		88
(69-80) C	73	
(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 £1,834.14 PA

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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