



21 Nathaniel Close, Sarisbury Green, Southampton, SO31 7NT

Asking Price £325,000



Nathaniel Close | Sarisbury Green
Southampton | SO31 7NT
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W&W are pleased to offer for sale this well presented two double bedroom end of terraced home. The property boasts two bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear garden & parking to the front for two vehicles.

Nathaniel Close ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station. Excellent location for families, within walking distance of Sarisbury Green Infant and Junior Schools and in catchment for Brookfield Community School. The Orange Grove Hotel, a local favourite for food and drink, is just a short stroll.

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.





Well presented two double bedroom end of terraced home

Dual aspect lounge

Modern kitchen/dining room enjoying door opening out to the rear garden & built in understairs storage cupboard

Integrated appliances include oven, hob & fridge/freezer with space for additional appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Additional guest bedroom which is of a double size

Main bathroom comprising three piece white suite & attractive wall tiling

Rear low maintenance garden laid to paved patio

12'2ft office/garden room with power & lighting to remain

Parking to the front & an additional parking space in allocated parking area

Estate management charge approx. £351.47 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

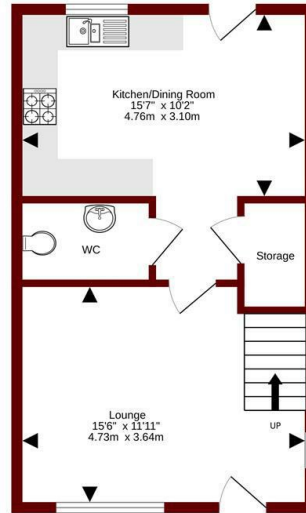
Broadband - There is no broadband currently connected to the property

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

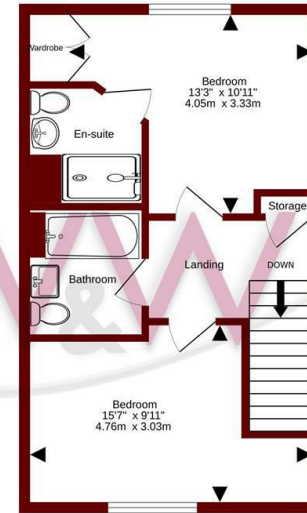
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground Floor
412 sq.ft. (38.3 sq.m.) approx.



1st Floor
406 sq.ft. (37.7 sq.m.) approx.



Outbuilding
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 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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