



£365,000
Freehold

70 Beacon Way, Park Gate
Southampton, Hampshire SO31 7GL



Quick View

	3 Bedrooms		No Garage
	3 Living Rooms		2 Bathrooms
	Semi-Detached House		EPC Rating D
	Parking for Three		Council Tax Band C

Reasons to View

- An opportunity to invest in and modernise this extended three-bedroom family home. Tucked away in the corner, extensive works have been carried out at all levels
- Want to make a house a home? The ground floor offers a good-sized lounge as well as a dining room, and a ground floor bedroom and shower room offering multi-generational living
- The first floor comprises two bedrooms with the family bathroom and a further staircase leading to the loft space
- The property has its own block paved driveway with parking for up to three vehicles, with wraparound gardens that provide an unusually generous plot
- Beacon Bottom is conveniently situated just 0.4 miles from Swanwick Train Station, a 5-10 minute walk to Park Gate, a 5 minute drive to the Locks Heath Shopping Centre and a 7 minute drive to Whiteley
- The property is offered with no onward chain and is being sold with vacant possession

Description

If you are looking for an established three bedroom house that offers extremely flexible accommodation and in need of updating, look no further. The property’s well-proportioned ground floor offers a large living room, dining room, garden room, kitchen and bedroom with adjacent en-suite. The downstairs flows nicely and really will be a delight to use with French doors taking you onto the private rear garden.

The first floor offers two (originally three) bedrooms and the family bathroom with a three-piece suite. From the landing an additional staircase leads to the loft space with Velux-style windows.

Outside, the tiered garden flows all the way along the side and meets with the front garden enclosed by wooden fence panelling and gated access. In addition, a terraced area is accessed via timber steps and sits aloft the single storey extension. There is a timber cabin as well as a lawned area all enclosed by mature trees and planting. To the front of the property there is parking for up to three vehicles.

If you are looking for a truly blank canvas where every room provides you with an opportunity to make it home, then look no further. Rarely does an opportunity present itself when a property with this amount of accommodation and outside space comes to the market. If you would love to see your ideas and designs come to life, this could be the one for you. With keys being held by Robinson Reade for viewing, finding your next home might be just one click away.

Other Information

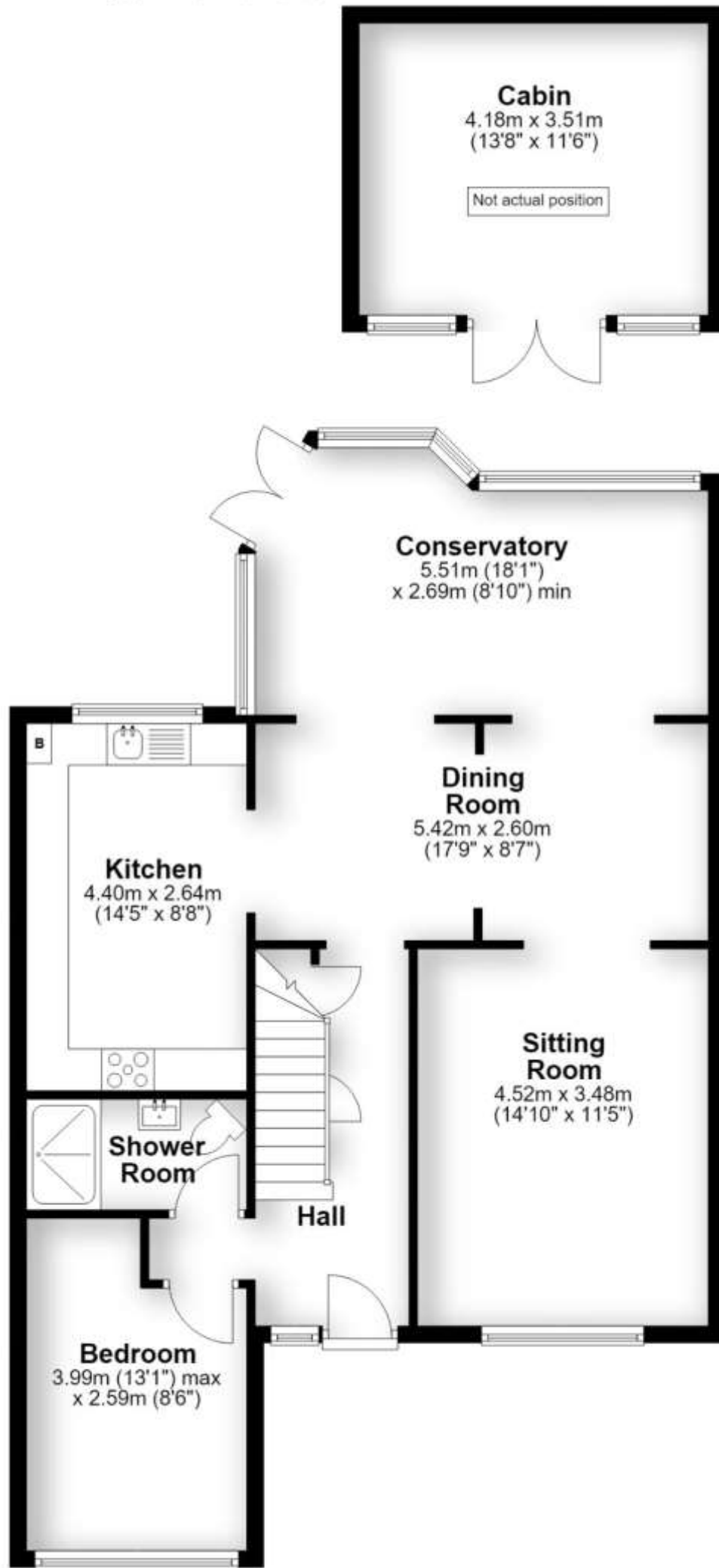
Agents Note: Robinson Reade advise that minimal information is available regarding works undertaken to the property. We strongly recommend independent legal advice is sought prior to entering negotiations.

Directions

<https://what3words.com/loaning.described.oddly>

Ground Floor

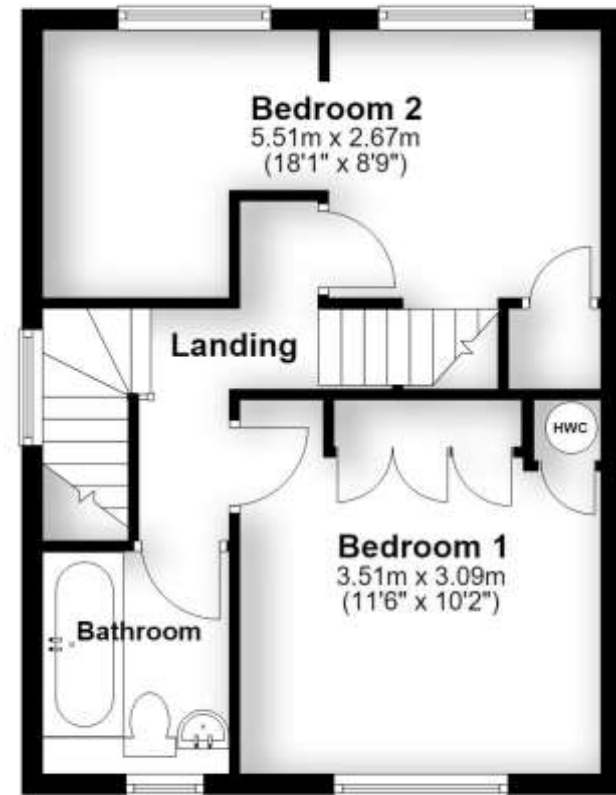
Main area: approx. 81.9 sq. metres (882.0 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.6 sq. feet)



Main area: Approx. 140.1 sq. metres (1508.5 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.6 sq. feet)

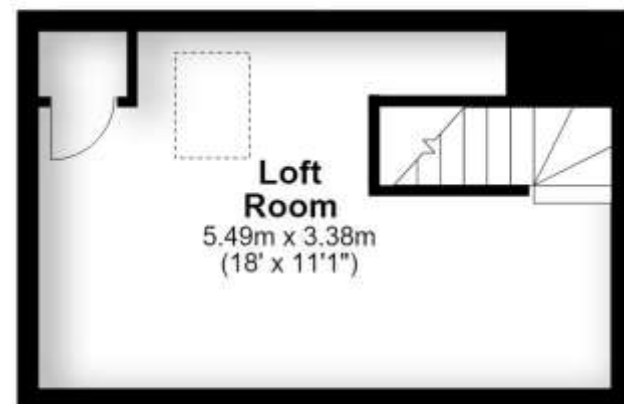
First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.6 sq. feet)



Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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