



89 Badgers Copse, Park Gate, Southampton, SO31 1DW

Asking Price £350,000



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W&W are delighted to offer for sale this well presented three bedroom semi detached family home situated in a quiet cul de sac location. The property boasts three bedrooms, 26'8ft lounge/dining room, kitchen, cloakroom, main bathroom & en-suite to the main bedroom. The property also benefits from a rear landscaped garden, partially converted garage into a home office and the remainder as storage with driveway parking.

Badgers Copse 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.





Well presented three bedroom semi detached family home

Quiet cul de sac location

Entrance hall with attractive wood effect laminate flooring

26'8ft Lounge/dining room with bespoke fitted media wall with storage & shelving, double doors opening out to the rear garden & understairs storage cupboard

Kitchen with integrated 2025 replacement oven, hob, fridge/freezer & dishwasher

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite

Two additional bedrooms with one benefiting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped rear garden enjoying large replacement decked sun terrace, area laid to lawn, area with display shrubbery/flower beds

Home office with power & lighting

Remainder of the garage as storage

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

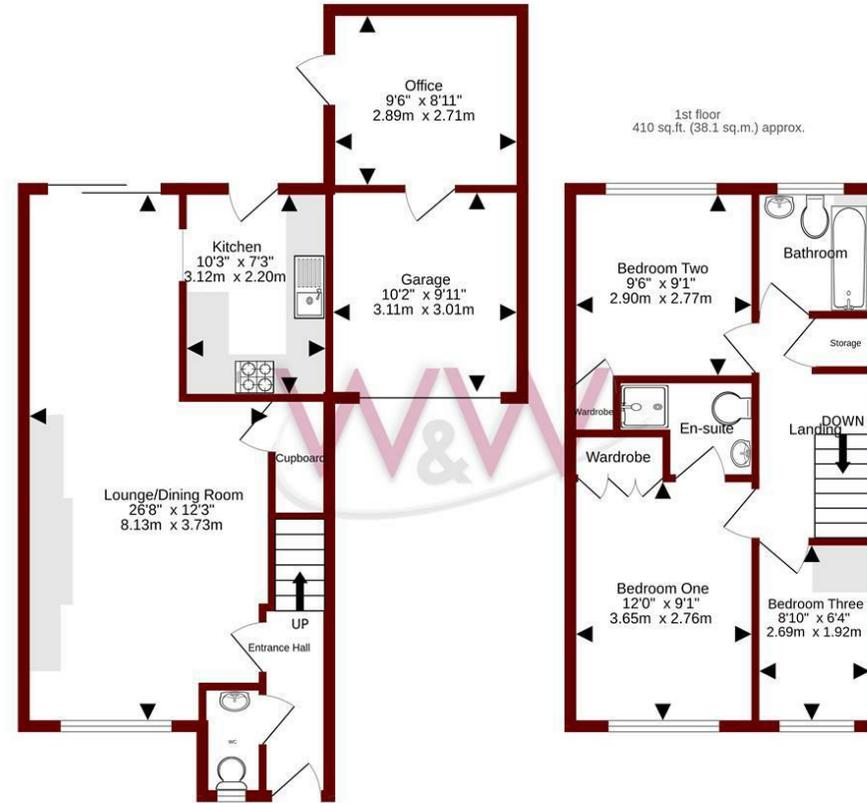
Broadband - There is broadband connected to the property

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 is 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		76	81
(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 - BCB

Potential EPC Rating - TBC

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