



26 Winnards Park, Sarisbury Green, Southampton, SO31 7BY

Offers Over £350,000



Winnards Park | Sarisbury Green
Southampton | SO31 7BY
Offers Over £350,000

W&W are pleased to offer for sale this three bedroom end of terraced home situated on an enviable corner plot. The property boasts three bedrooms, 21'4ft lounge/dining room, kitchen, downstairs toilet & main bathroom. Outside, the property benefits from a rear garden and vast driveway parking to the front & side.

Winnards Park is situated in a residential area of Sarisbury Green, a village in Hampshire near the south coast. The location is within the wider Fareham and Southampton area, with access to local shops, schools, green spaces and road links connecting to Southampton, Fareham and the M27 motorway.

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.





Three bedroom end of terraced home home

Sitting on an enviable corner plot providing front, side & rear gardens

Entrance hall with downstairs toilet & built in understairs storage cupboard

21'4ft Lounge/dining room with centrepiece solid fuel burner

Kitchen with built in oven/hob, space for additional appliances & walk in pantry cupboard

Galleried landing with window to the side; in our opinion making it bright, light & airy

Main bedroom with wood flooring

Two additional bedrooms

Main bathroom comprising three piece white suite with attractive wall/floor tiling

Rear garden enjoying area laid to shingle with two brick built sheds to remain, area laid to mature shrubbery

Landscaped frontage laid to shingle providing driveway parking to the front & side for multiple vehicles

The seller informs us that they can park up to six vehicles on the driveway

EV charging port installed, smart lighting and nest home protect

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

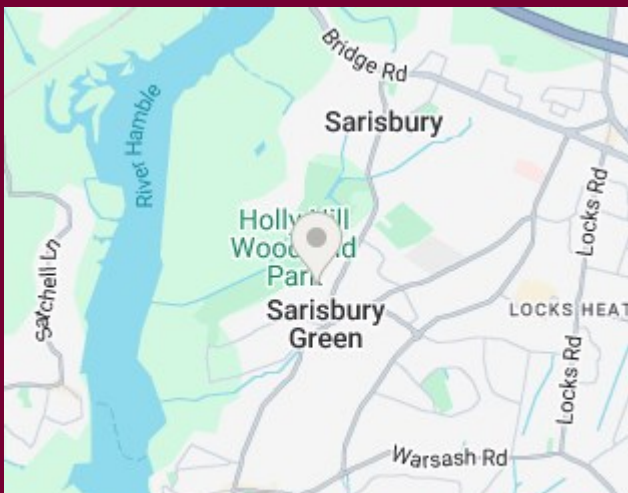
Sewerage - Mains

Heating - Gas central heating

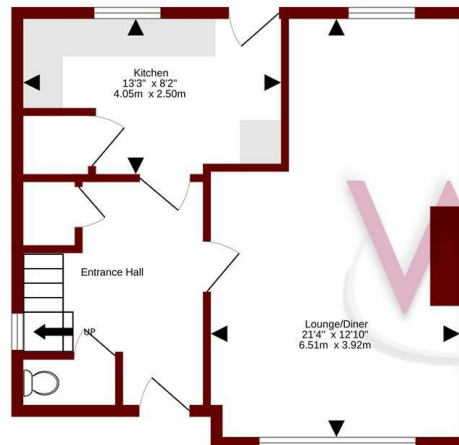
Broadband - There is broadband connected to the property

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

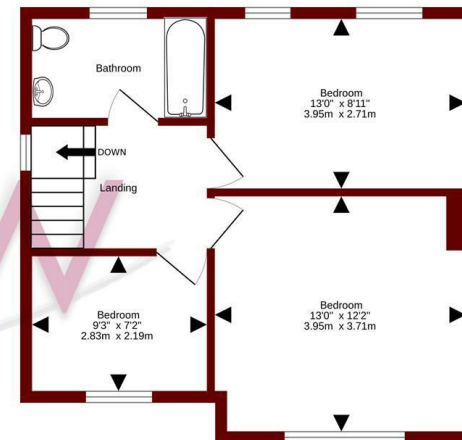
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground Floor
453 sq.ft. (42.0 sq.m.) approx.



1st Floor
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.
Made with Metropix 52026

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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