



£285,000

Freehold

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



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom
	Terraced House		EPC Rating C
	Communal Parking		Council Tax Band C

Reasons to View

- With bags of potential, this established three-bedroom family home located in the residential Park Gate Area is just waiting for its new owner to make it their very own home.
- On the ground floor, you will find a cloakroom, living space and separate dining area, as well as the kitchen, which we think could be opened out into a great social cooking and dining space.
- On the first floor you will find two double bedrooms, both with built-in wardrobes and a third bedroom which is a proper single. You will also find the three-piece bathroom.
- With low-maintenance, nicely enclosed gardens and a garage en bloc, some private outside space and that extra storage always comes in useful.
- The school run will be a breeze with Park Gate Primary School being less than a mile away and just a five-minute walk to the station and five minutes’ walk to Park Gate shops.
- Offered with no forward chain, if you are looking for a hassle-free move where speed is of the essence, this could well be the one for you.

Description

If accessibility and good access are an absolute must, this could be the home for you. Whilst providing good access links further afield by train or being able to access junction 9 off of the M27, Park Gate really does have it all. Being able to buy an established three-bedroom home with a garage might just be the icing on the cake.

Entering through the glazed entrance door into the reception hall, which gives you space to hang your coats and store the shoes. The ground floor cloakroom completes this space. Enter the living room with a full-width picture window and stairs ascending to the first floor. Then, an open-plan walk-through into the dining space with double-glazed patio doors leading to the rear garden and a door to the kitchen. The kitchen comprises worktops with cupboards and drawers beneath and eye-level units. There is an inset four-ring gas hob, eye-level double oven, and integrated Worcester gas-fired combination boiler. There is also a glazed door providing access to the rear garden.

On the first floor you will find three storage cupboards on the landing and access to the loft space. There are two double bedrooms, both with fitted double wardrobes and a further third bedroom which is a single. The bathroom comprises a white three-piece suite with panelled bath, vanity basin and W.C. There is a chrome-heated towel rail.

Outside, the rear garden is low maintenance with artificial grass, a decked area and a high-level fence. Gated access takes you to the en bloc garage with an up and over door. To the front is a lawned area with communal parking spaces available.

Directions

<https://what3words.com/tame.cashiers.mandates>

Ground Floor

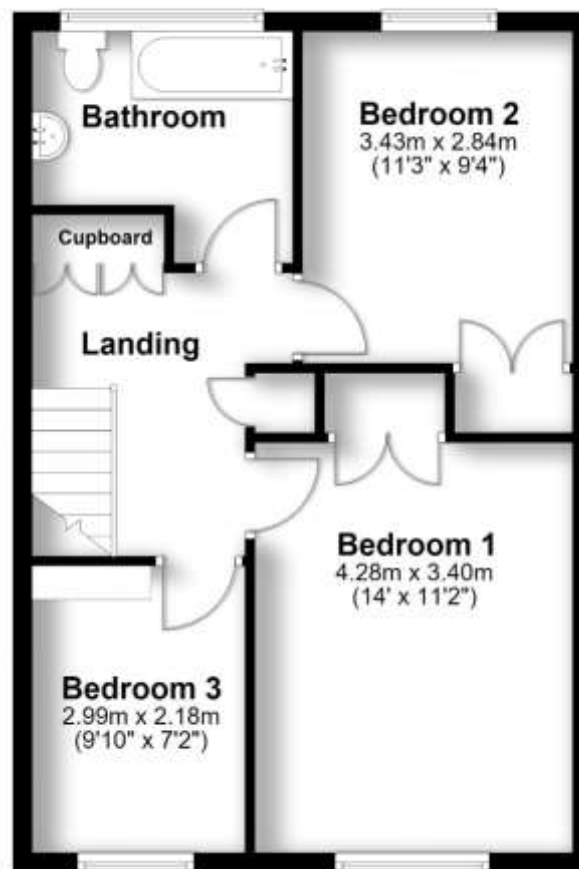
Main area: approx. 50.9 sq. metres (548.3 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.4 sq. feet)



Main area: Approx. 99.5 sq. metres (1070.5 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.4 sq. feet)

First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



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