



19 Lawson Close, Swanwick, Southampton, SO31 7DJ

Asking Price £325,000



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Southampton | SO31 7DJ
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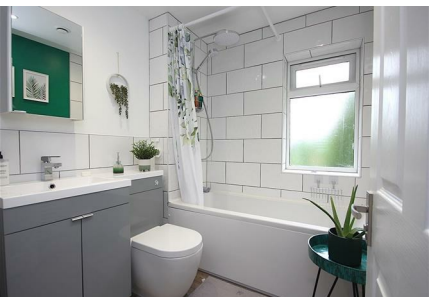
W&W are delighted to offer for sale this extremely well presented & vastly improved three bedroom terraced home offered with complete chain ahead. Internally, the property boasts three bedrooms, lounge, modern kitchen/dining room & modern re-fitted main bathroom. Outside, the property benefits from a landscaped rear garden with outbuilding/home office to remain, block paved driveway parking to the front for two vehicles & garage in a block nearby.

Lawson Close is a quiet, family-friendly, cul-de-sac in the ever popular location of Swanwick, the marina is less than a 10 minute stroll away, perfect for any boating enthusiast and sunset walks along the river. A number of eateries are also within a short walk including the Jolly Sailor, the Boathouse, & Ship Inn. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.

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.





Extremely well presented & vastly improved three bedroom terraced home

Entrance porch opening into the welcoming hallway enjoying attractive wood flooring flowing into the lounge & bespoke made downstairs storage cupboard

Spacious lounge with window to the front

Kitchen/dining room with door opening out to the rear garden & feature built in dining area

2025 Modern re-fitted kitchen enjoying attractive two tone cabinets & attractive worktops

Integrated appliances include oven, hob, fridge/freezer, slimline dishwasher & space/plumbing for washing machine and tumble dryer

Main bedroom benefitting from built in mirrored sliding wardrobes

Two additional bedrooms

Modern re-fitted main bathroom comprising three piece suite & attractive wall tiling

Landscaped tiered garden enjoying area laid to artificial lawn beneath a covered pergola, area laid to lawn with patio & an additional area laid to paved patio with 10'11ft outbuilding/home office enjoying power, lighting & it's own WIFI to remain

Block paved driveway to the front providing parking for two vehicles with feature EV charger to remain

Garage in a block close by

Ground rent charge approx. £12 PA

Lease term: 999 years (937 remaining)

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

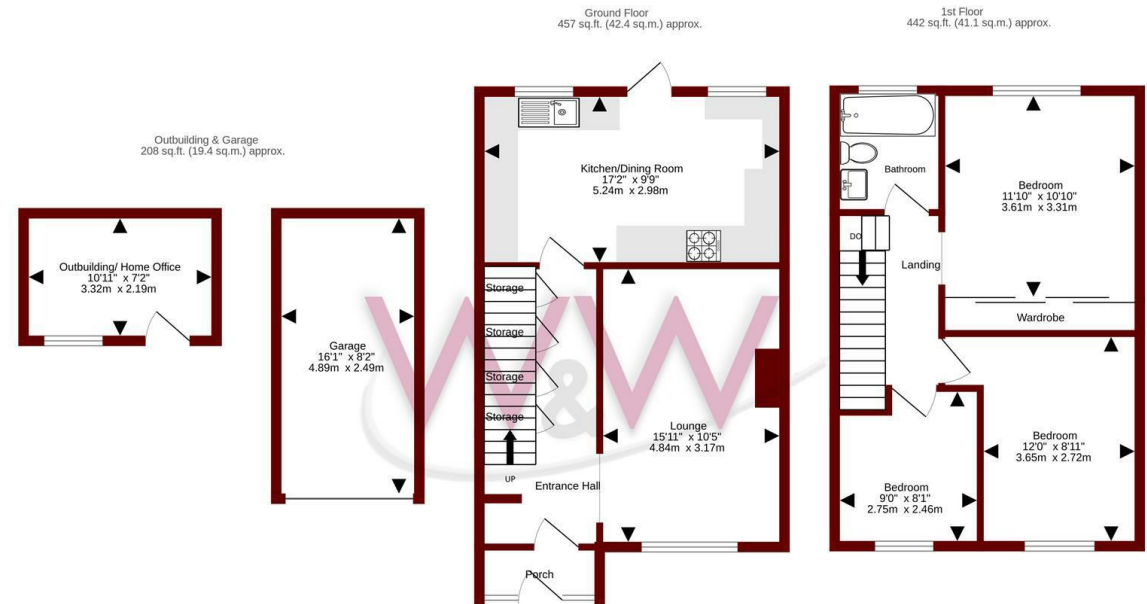
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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		75	83
(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 - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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