



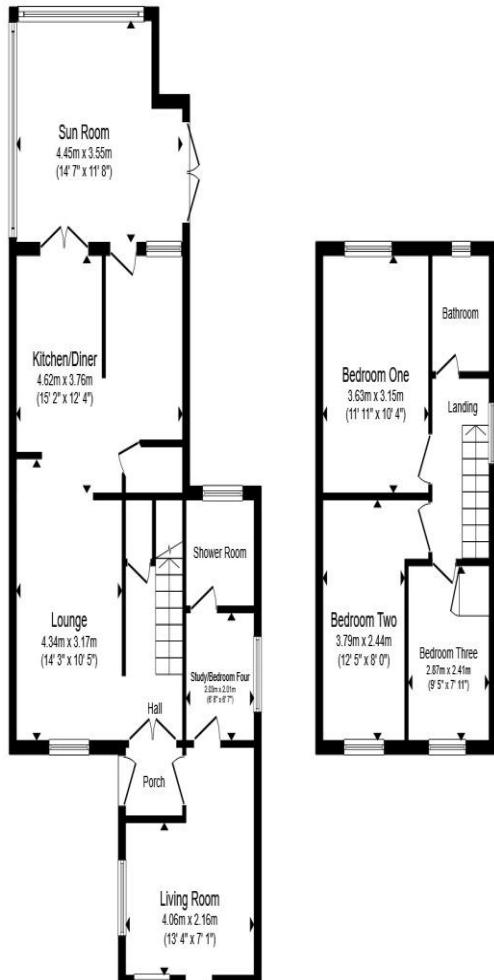
Lawson Close, Swanwick, Southampton, SO31 7DJ

fox & sons

welcome to
Lawson Close, Swanwick Southampton

A beautifully presented three-bedroom home with a versatile one-bedroom internal annex, ideally located just moments from Swanwick Marina. Finished to a high modern standard throughout, this impressive property boasts a bright south-facing garden and offering flexible living.





Ground Floor

First Floor

Total floor area 114.5 m² (1,232 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Annexe Bedroom

Entrance Hall

Annexe Shower Room

Lounge

Rear Garden

Dining Room

Kitchen

Conservatory/Sun Room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Annexe Lounge/Kitchen

welcome to

Lawson Close, Swanwick Southampton

- Property Spans Over 1249 SQFT
- One Bedroom Annex
- South Facing Garden
- Walking Distance to Swanwick Marina
- Driveway Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£340,000



view this property online fox-and-sons.co.uk/Property/HEE105984

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HEE105984 - 0008



01489 785269



HedgeEnd@fox-and-sons.co.uk



Stirling House, 5 St. Johns Road, Hedge End,
SOUTHAMPTON, Hampshire, SO30 4AA



fox-and-sons.co.uk