



£270,000
Freehold

57 Botley Road, Park Gate
Southampton, Hampshire SO31 1AZ



Quick View



2 Bedrooms



No Garage



2 Living Room



1 Bathroom



Terraced House



EPC Rating D



No Parking



Council Tax Band C

Reasons to View

- We love this little cottage, a wonderfully homely feel but with all the modern touches. This late Victorian cottage has been sympathetically modernised for 21st century living.
- The ground floor offers a very usable lounge and separate dining room with a beautiful Victorian-style fireplace and a very user-friendly walk-through kitchen.
- The large first bedroom sits towards the front of the house, and the second bedroom has storage. The first floor is completed by the bathroom with a white suite.
- Botley Road is conveniently located just 0.3 miles from Swanwick Train Station, a 5-10 minute walk to Park Gate, a 7 minute drive to Whiteley (all according to Google).
- The property is set back off of Botley Road and to the rear looks across a mature treeline offering privacy and seclusion.
- Our seller is actively looking at property locally and is keen to get a move underway.

Description

Enter through the composite glazed door which takes you into the entrance hall with stairs to the first floor and access to the living room. With fireplace (currently covered up) and recesses ideal for storage. The dining room provides a very useful space that can be utilised as an office, workspace, hobby area, or even dining room. A double-glazed door takes you out to the garden and the open-plan-style walk-through takes you into the kitchen. The kitchen comprises worksurfaces with cupboards beneath and matching eye-level units. There is an inset four-ring gas hob with a fume hood over, an eye-level double oven, an inset acrylic sink with mixer tap and wall-mounted gas-fired Worcester boiler.

On the first floor, the landing allows access to the loft space with doors leading to bedroom one with a range of built-in wardrobes and drawers. The second bedroom has two built-in wardrobe spaces. The bathroom comprises a white three-piece suite with a panelled bath and Triton shower over, a pedestal wash hand basin, W.C. wall-mounted heated towel rail and tiling to the walls. Outside, the rear garden measures approximately 50' in length, has a decked patio area and is predominantly laid to lawn. There is a wooden-built storage shed, wooden fence panel surrounds and an outside tap.

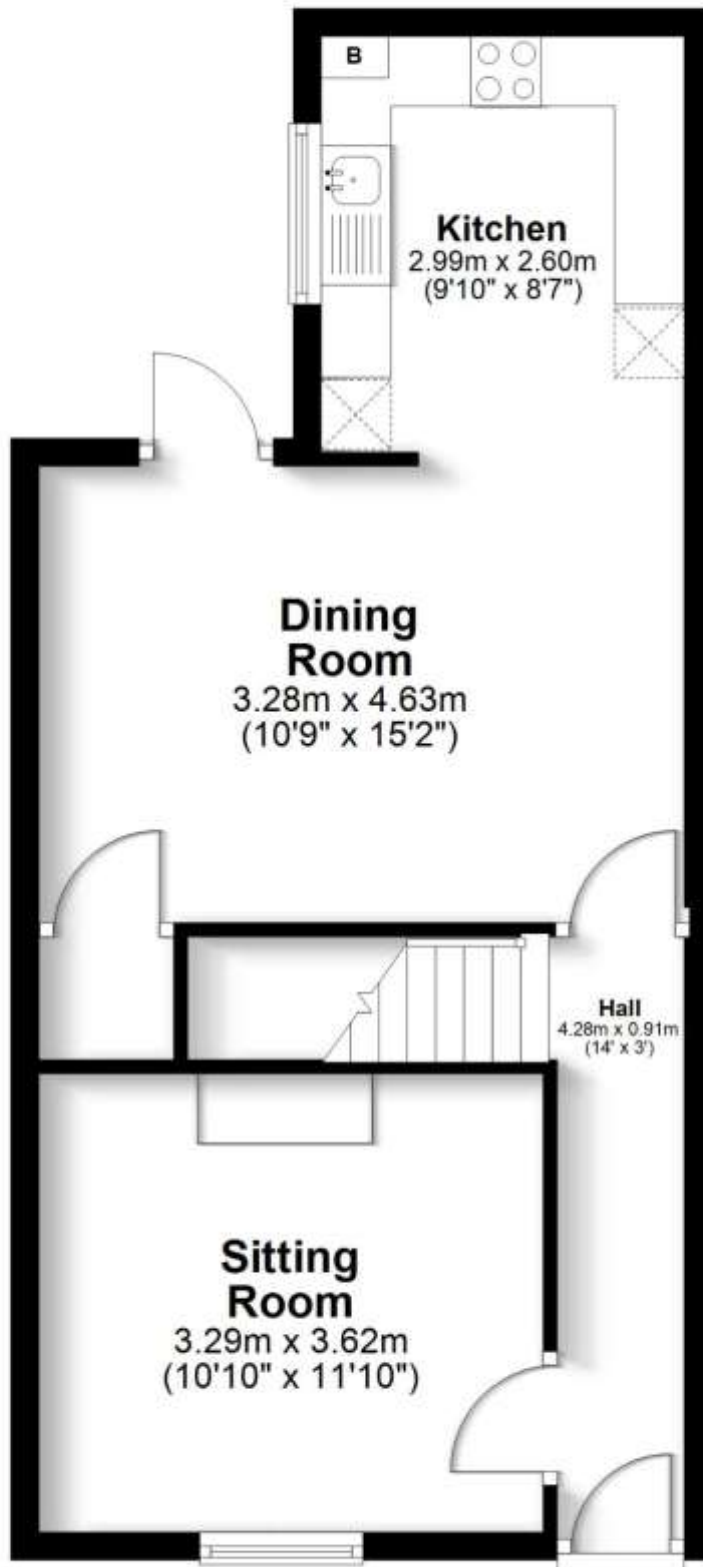
If you are looking for a well-kept and traditional feeling home that would make a wonderful first purchase or downsize, this may be the one for you. Conveniently located, well-kept and with private established gardens, why not come and have a look for yourselves? Contact Robinson Reade and one of our professional and helpful members of the team will be very happy to show you around.

Directions

<https://what3words.com/mysteries.grading.sand>

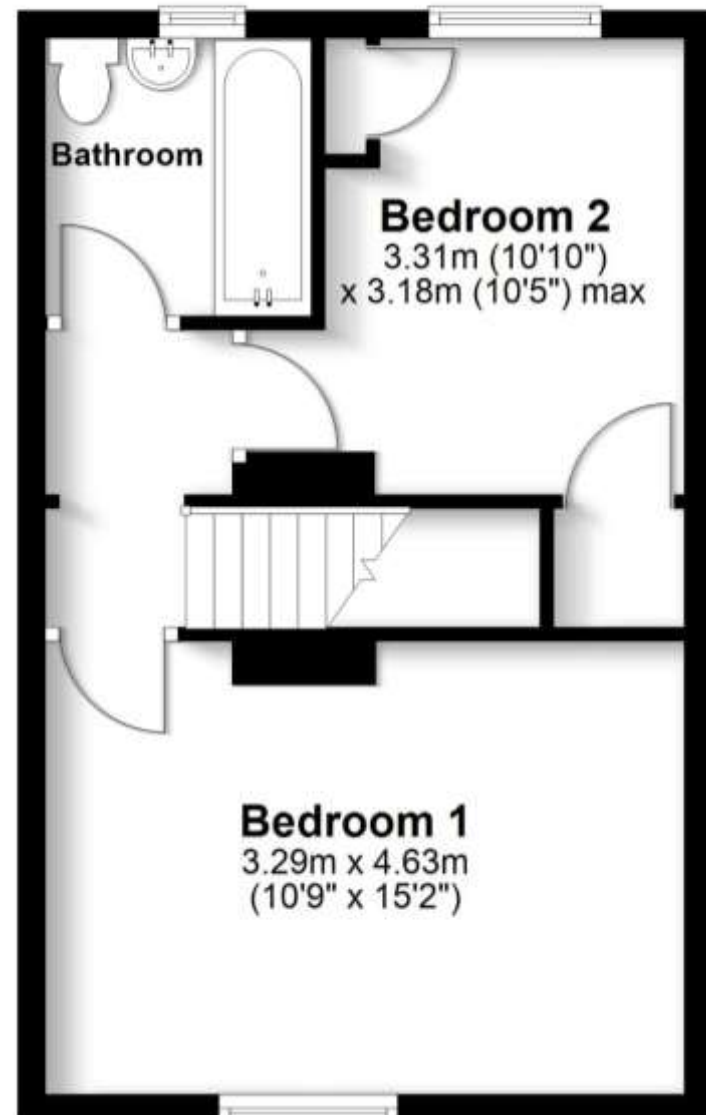
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)
(excluding unnamed room, unnamed room)



Total area: approx. 77.5 sq. metres (833.7 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast