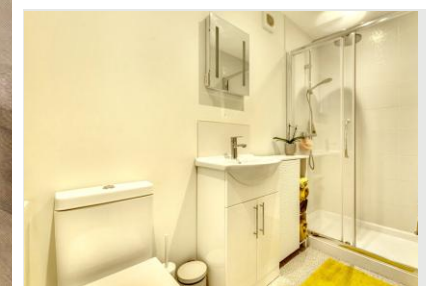




Bridge Road, Park Gate, Southampton, Hampshire, SO31 7GD



## SPECIFICATION

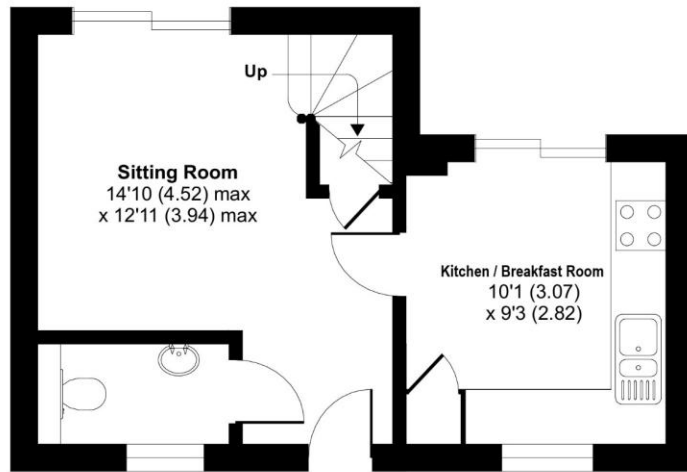
- Detached cottage
- Two bedrooms
- Kitchen/breakfast room
- Shower room
- Built in 2016
- Parking for two cars
- South facing garden

## ACCOMMODATION

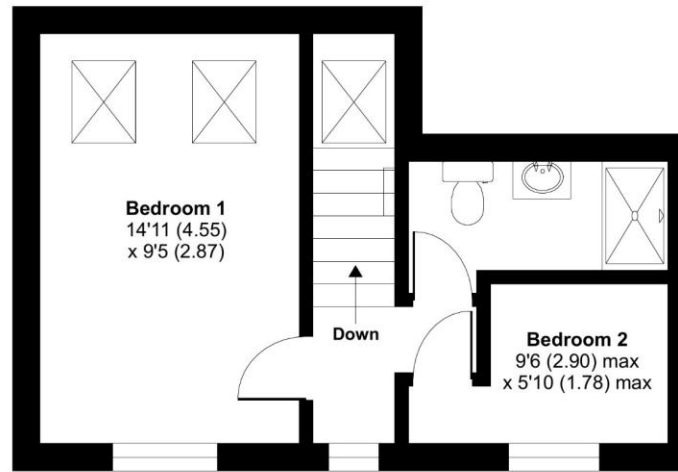
With the charm of a small cottage and practicalities of a modern house, this two bedroom home is ideally situated just a stone throw away from Park Gate high street and Swanwick train station. Having only been built in 2016, the property has been meticulously cared for ever since. The approach off bridge road and onto the private driveway creates a joyous aura as you work the charm and cottage-like characteristics and features of the property. A double fronted design places a kitchen breakfast room reaching from the front to the back of the property with a set of patio doors out to the south facing garden. A large downstairs toilet doubles up as coat storage directly next to the front door. Also, with sliding doors leading out to the garden, a cosy sitting room is flooded with light and provides the perfect entertaining space. On the first floor both bedrooms hold double glazed sash windows, the principal bedroom benefits from a bank of fitted wardrobes and velux windows. The fully fitted shower room allows for an added sense of luxury. Outside a surprisingly large and tranquil garden is mainly laid to lawn with a shed and patio. Facing south, the garden captures the best of the sun all day through to the evening creating the perfect atmosphere to sit and relax. The driveway to the front of the property provides parking for two vehicles.

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 874774



## SITUATION

The well served village of Park Gate straddles a 2 mile stretch of the A27 and merges into Sarisbury Green to the West, and Segensworth to the East. Just North is the local railway station known as Swanwick (which can be a little confusing as it's closer to Park Gate than Swanwick) it provides services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway, and further North are the settlements of BurrIDGE and Curbridge (not to be confused with CurdrIDGE), these settlements provide a semi-rural feel and they adjoin the banks of the River Hamble making them ideal for nature lovers. The Southern edge of Park Gate merges into Locks Heath where there is a substantial shopping centre. In Park Gate itself there is a very good range of shops and facilities, including three banks, an optician, a florist, a gift shop, hairdressers, green grocers, estate agents and a fish and chip shop.

## LOCAL AUTHORITY

Fareham Borough Council  
Council Tax Band C  
Minimum Term 12 Months

## £1,300 PER MONTH

Security Deposit £1,500 (based on advertised rental price)  
Holding Deposit £300 (based on advertised rental price)



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