



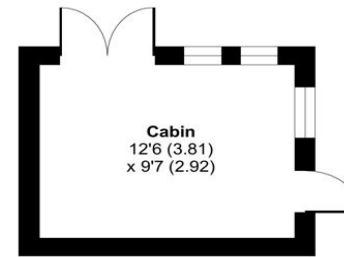
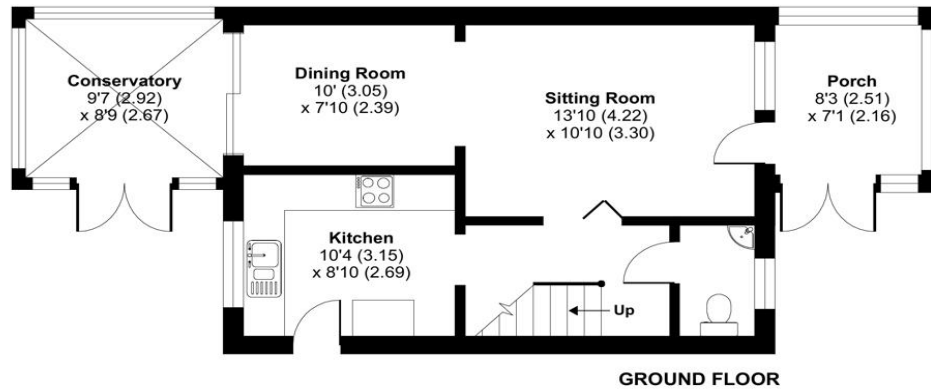
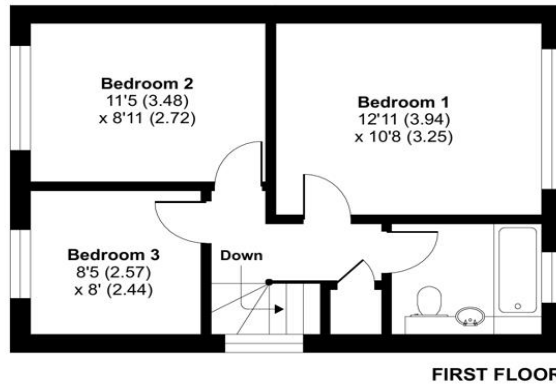
Lower Duncan Road, Park Gate, Southampton, Hampshire, SO31 1BE



ACCOMMODATION

Deceptively spacious extended family home. Set in a cul-de-sac just a short walk from local amenities and the Locks Heath Shopping Centre. The entrance has been neatly extended into a large front porch, opening up into the generously sized open plan sitting and dining room, creating the perfect space for relaxing or entertaining family and friends. To the rear of the property is the addition of a conservatory creating an idyllic place to unwind and enjoy the surrounding greenery. Tucked away is the fitted kitchen with wall and base units providing ample storage and worktop space. The cloakroom completes the ground floor. The first floor boasts three double bedrooms served by the family bathroom. Externally the rear garden is mainly laid to lawn with a summer house, currently being used as a home office. The block paved driveway easily provides off road parking for four cars.

Approximate Area = 1028 sq ft / 95.5 sq m
 Cabin = 120 sq ft / 11.1 sq m
 Total = 1148 sq ft / 106.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1073827



SITUATION

The well served village of Park Gate follows a two 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 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 this is accessible from Park Gate via Junction 9. 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. In addition, a respected primary school serves the area of and feeds into the well regarded secondary school known as Brookfield, which is located within two miles. Park Gate is very popular with commuters due to its proximity to road and rail links.



SPECIFICATION

- Detached home
- Three bedrooms
- Sitting/ dining room
- Separate kitchen
- Conservatory
- Garden summer house

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band D

GUIDE PRICE

Guide Price £430,000

TENURE

Freehold