



281 Swanwick Lane
Lower Swanwick
Southampton
SO31 7GT



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

281 SWANWICK LANE

PRICE GUIDE: £290,000

The Property

Number 281 Swanwick Lane is an older style end of terraced cottage estimated to have been built around the turn of the Twentieth Century. It is situated in a popular location just a short walk from the River Hamble which has numerous boatyards and marinas. The property has great potential and would benefit from a certain amount of updating. There are lovely views of the river from the rear bedroom and from the attic. A rare opportunity to purchase a property in this area so viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **POTENTIAL FOR UPDATING** *
- * **SITTING ROOM* DINING ROOM** *
- * **TWO BEDROOMS* BATHROOM** *
- * **GARDEN ROOM * ATTIC ROOM** *
- * **GARDEN * GARAGE** *
- * **POPULAR LOCATION** *

The Location

Lower Swanwick is a popular area close to the River Hamble which is well known to the sailing enthusiast. Park Gate is close by and offers all local amenities and easy access to the M27 motorway network.

Directions

From the A27 turn into Swanwick Lane opposite the boat yard and marina and the row of cottages can be found after a short distance on the right hand side and where indicated by our For Sale board.

ACCOMMODATION Front door opening to:

SITTING ROOM Double glazed bow window to front, woodburning stove* on quarry tiled hearth, radiator, opening to:

DINING ROOM High level double glazed window to side, staircase to first floor, radiator, door opening to:

KITCHEN Window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor* over, space for refrigerator, radiator, door to garden room, door opening to:

BATHROOM Window to rear, suite comprising panelled bath, wash hand basin with cupboard below, low level w.c., fully tiled walls, cupboard, radiator.

GARDEN ROOM Double glazed windows to side and rear overlooking garden, plumbing for washing machine, double glazed casement doors to garden.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM ONE Double glazed window to front, built in wardrobes, loft hatch with pull down ladder* giving access to attic room, radiator.

BEDROOM TWO Double glazed window to rear with views of River Hamble, cupboard housing gas boiler* servicing central heating* and hot water system*, over stairs cupboard, radiator.

ATTIC ROOM Accessed by loft hatch in bedroom one, velux window to rear with views of River Hamble, skilling ceilings.

OUTSIDE

The **FRONT GARDEN** has a pathway to the front door, small area of lawn and some shrubs. There is pedestrian access to the right of the property and gate opening to the **REAR GARDEN** which has a paved area, lawn, shrubs and borders, shed, and steps down to a further paved area at the rear of the:

GARAGE Up and over door, window to rear, casement doors to rear. Vehicular access to the garage is via driveway at the beginning of the row of the terrace.

TENURE: Freehold

SERVICES: All main services.

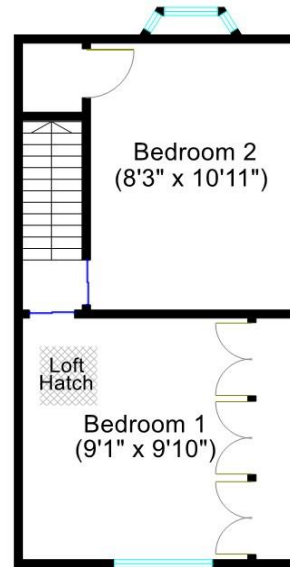
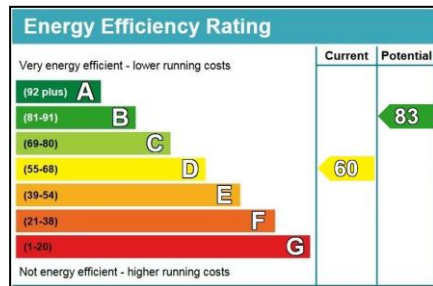
LOCAL AUTHORITY: Fareham Council

COUNCIL TAX BAND: C

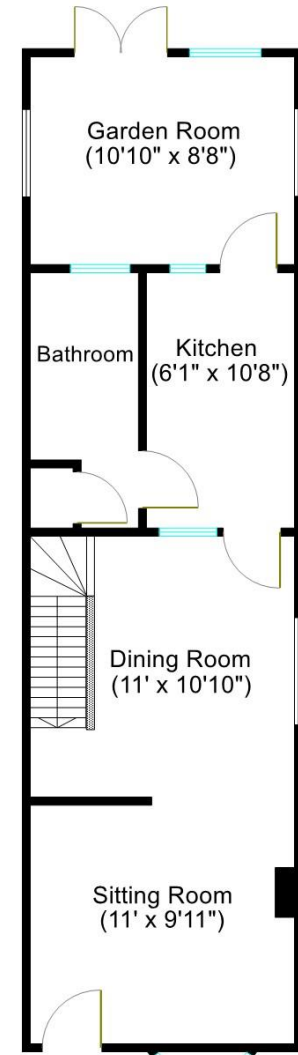
Agents Note **We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.*

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.





First Floor



Ground Floor

Total Approx. internal floor area = 788.8 sq ft / 73.2 sqm
Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

