



BRAMBLES

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Bridge Road,
Swanwick,
Southampton,
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SO31 7EB

725,000



- Two generous reception rooms to the ground floor
- Four bedrooms - three doubles and two bathrooms to the first floor
- Large kitchen with huge utility room and separate boot room!
- Parking for several vehicles behind gated driveway
- Just moments from the River Hamble, and cafes/restaurants at Swanwick Marina
- Offered with no forward chain

Ref: PRA12412

General Description

Generous, flexible accommodation with views across Swanwick Marina offered with this stunning Victorian property

Accommodation

Entrance Hall

Double doors with decorative glazed inserts open into entrance hall. Coving, under stairs cupboard, wall mounted thermostat. Stairs to first floor landing,

CLOAKROOM

Wooden panel ceiling, window to side, wash hand basin, low level WC, storage cupboard.

Sitting room (17' 3" x 16' 2") or (5.25m x 4.92m)

Coving, picture rail, bay window to front with sash window, radiator, Victorian skirting boards, exposed floorboards.

Family Room (13' 11" x 19' 5") or (4.25m x 5.92m)

Coving, picture rail, bay window to side with sash window and secondary glazing. Radiator. Glazed panel door to;

KITCHEN DINING ROOM (12' 0" x 16' 2") or (3.65m x 4.92m)

Coving, double glazed window to side. Selection of wall and base units with laminate worktops. Stainless steel sink and drainer with mixer tap, electric oven gas hob with fume hood over. Radiator. Step up to;

UTILITY (7' 8" x 16' 2") or (2.34m x 4.92m)

High level double glazed window to side, radiator, wall mounted boiler, Victorian skirting. Door to;

BOOT ROOM (4' 7" x 5' 11") or (1.39m x 1.80m)

Obscured window to side, storage cupboard, door to garden.

FIRST FLOOR LANDING

Double glazed obscured glass sash window to side, picture rail, radiator, loft hatch, airing cupboard housing water tank.

Master Bedroom (17' 3" x 16' 2") or (5.25m x 4.92m)

Coving, bay window to front with sash window and views over Marina. Fireplace with tiled surround, coal effect gas fire, Victorian skirting.

Bedroom 3 (12' 4" x 16' 5") or (3.75m x 5.0m)

Double glazed sash window to rear with secondary glazing, radiator, fitted wardrobes, Victorian skirting.

Bedroom 4 (8' 5" x 9' 10") or (2.56m x 3.00m)

Sash window to side with secondary glazing, radiator.

Bedroom 2 (16' 10" x 12' 6") or (5.12m x 3.80m)

Coving, bay window with sash window to rear, radiator. Door to;

EN - SUITE

Coving, spotlights, obscured sash window to rear. Shower cubicle with tiled surrounds, pedestal wash hand basin, low level WC, radiator.

Bathroom (4' 11" x 9' 10") or (1.50m x 3.00m)

Double glazed obscured window to side, radiator. Suite comprising, panel bath, low level WC, pedestal wash hand basin, tiled flooring.

DRIVEWAY

5 bar gate to paved driveway which runs along the side of the property, opening out under carport, with glass sides and roof. Parking for several cars.

GARDEN

Wrap around garden, mainly laid to lawn, 2 sheds, enclosed by panel fencing, selection of mature trees and shrubs.

Services

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

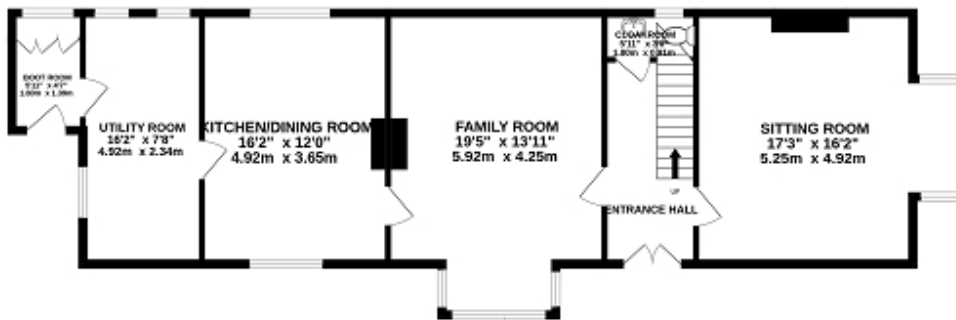
Council Tax

Band Not Specified

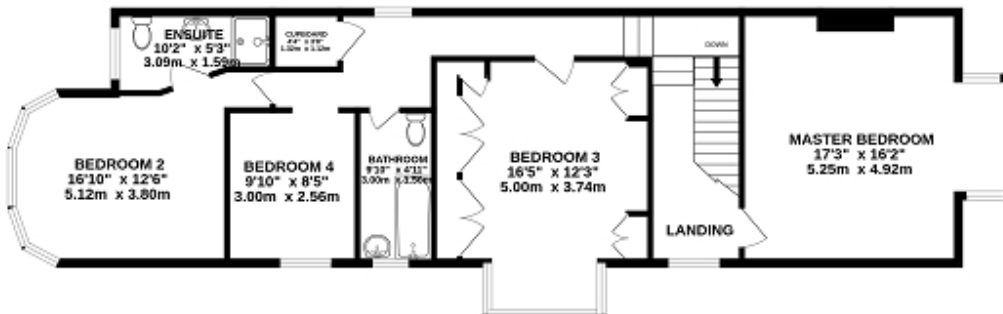




GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Metropix 12/2023

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us

from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.