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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 19 Station Road

Park Gate, Southampton, SO31 7GJ

**£349,995**



There will not be much in the market to match this wonderful character semi which offers potential to extend and improve as a long term family home. Originally constructed in the early 1900's it benefits from three good bedrooms, two reception rooms with fireplaces and a lovely square plot with double garage and wide driveway. A little updating would be beneficial but there is plenty of space internally and at the side to extend (subject to planning consents).

Situated in the heart of Park Gate, the area is a popular choice as it is well placed for access to a network of commuter routes, the mainline station, a short walk and an abundance of amenities and shopping facilities in Park Gate and the nearby Locks Heath Centre with its array of independent shops, popular coffee house and Waitrose supermarket. A short drive, walk or cycle are the commerce centres of Whiteley, Segensworth and Kitescroft all of which make this the perfect location for those looking for amenities and activity close by.

This property is offered with no forward chain.



Entrance/Conservatory 26'3 x 6'6 (8.00m x 1.98m)

Entrance Hallway

Lounge 14'7 x 11'10 (4.45m x 3.61m)

Dining Room 14'7 x 10'10 (4.45m x 3.30m)

Kitchen 10'5 x 9'1 (3.18m x 2.77m)

Ground Floor Bathroom 7' x 5'10 (2.13m x 1.78m)

Lobby And Downstairs Cloakroom

Master Bedroom 12'3 x 11'8 (3.73m x 3.56m)

En Suite 7' x 4'9 (2.13m x 1.45m)

Bedroom Two 10'11 x 8'6 (3.33m x 2.59m)

En Suite 6'4 x 4'9 (1.93m x 1.45m)

Bedroom Three 10'5 x 9'1 (3.18m x 2.77m)

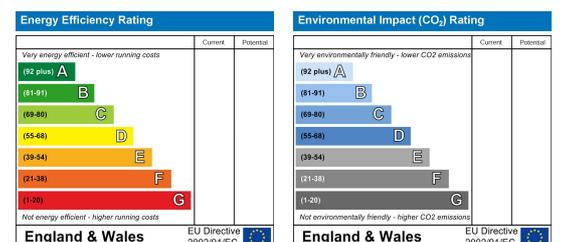
## Area Map



## Floor Plans



## Energy Efficiency Graph



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