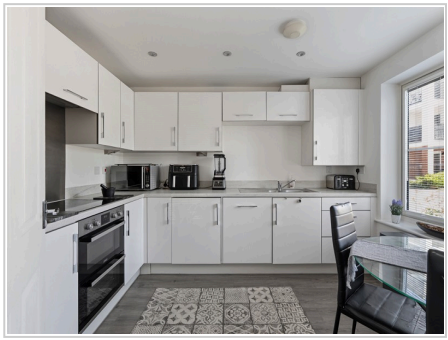
Le Marechal Avenue Bursledon Southampton SO31 8LW

£360,000











- Set within a popular new development in Bursledon Green
- Approximately 2 years NHBC warranty remaining
- Three bedrooms, two bathrooms
- Modern fitted kitchen with integrated appliances
- Generous back garden laid to lawn with extended patio
- Two allocated parking spaces
- EV charging point
- Close to local schools, amenities and transport links

Ref: PRA12782

Viewing Instructions: Strictly By Appointment Only

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General Description

Welcome to this immaculate, three-bedroom, two bathroom, family home with allocated parking. Ideally situated within walking distance to Lowford Village and a stones throw away from Tesco Superstore.

Accommodation

Outside

Two allocated parking spaces. EV charging point.

Hallway

Composite front door with glazing. LVT flooring. Moulded skirting boards. Radiator. Under stairs storage cupboard. Access to RCD breaker switches and electric meter. Doorways lead to all rooms on ground floor.

Kitchen (11' 4" x 9' 0") or (3.45m x 2.75m)

Double glazed window to front. LVT flooring. Moulded skirting boards. Full range of wall & base units. Ample work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Integrated double electric oven and four point induction hob. Stainless steel splash back. Integrated dishwasher, fridge freezer and washing machine. Inset spotlights.

Lounge (16' 0" x 16' 0") or (4.88m x 4.88m)

Double glazed window to rear. Double glazed French doors open out to back garden. Continuation of LVT flooring. Moulded skirting boards. Radiator.

W.C (3' 4" x 6' 1") or (1.02m x 1.85m)

Continuation of LVT flooring. Low-level WC with cistern. Radiator. White pedestal hand wash basin with chrome mixer tap. Inset spotlights.

Landing

Carpet. Moulded skirting boards. Radiator. Loft access. Doorways to all rooms on first floor.

Bedroom 1 (13' 6" x 12' 6") or (4.11m x 3.82m)

Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Doorway to ensuite.

En Suite (5' 3" x 6' 0") or (1.61m x 1.82m)

Double glazed, opaque window to front. Tiled floor. Tiled walls. White pedestal wash basin with chrome mixer tap. Low level WC and cistern. Fully tiled shower cubicle with Aqualisa shower. Chrome ladder style heated towel rail.

Bedroom 2 (13' 6" x 10' 11") or (4.12m x 3.33m)

Double glazed window to rear. Carpet. Moulded skirting boards. Radiator.

Bedroom 3 (9' 4" x 6' 4") or (2.85m x 1.93m)

Double glazed window to rear. Carpet. Moulded skirting boards. Radiator.

Bathroom (6' 8" x 6' 5") or (2.02m x 1.96m)

Tiled floor. Tiled walls. Low-level WC with cistern. White pedestal wash basin with chrome mixer tap. White panel bath with chrome shower and glass screen. Inset spots. Chrome ladder style heated towel rail.

GARDEN

Laid to lawn with an extended patio. Decked area to the rear. Fully fenced.

Other

Eastleigh Borough Council Tax Band D £2309.52 2026/27 charges.
Vendors position: Need to find

Services

EPC Rating:88

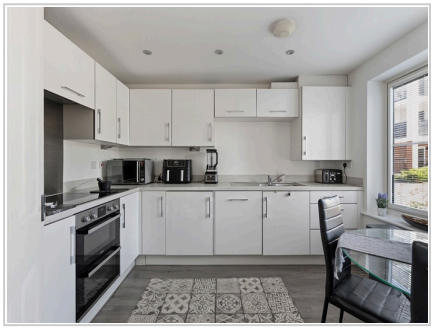
Tenure

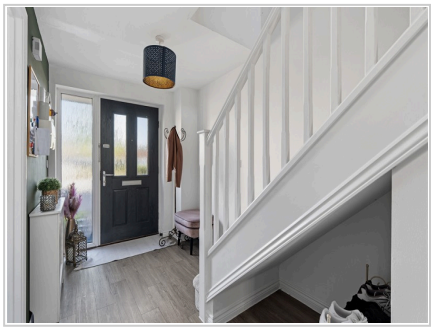
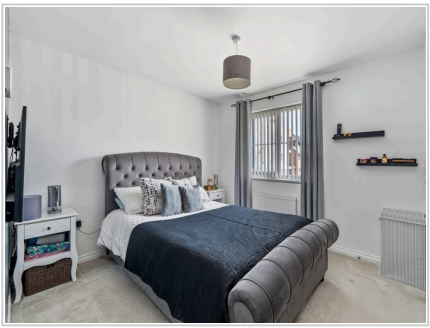
We are informed that the tenure is Freehold

Council Tax

Band Not Specified



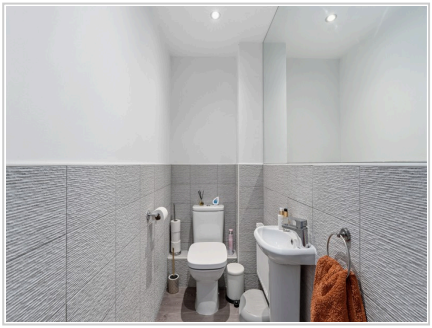






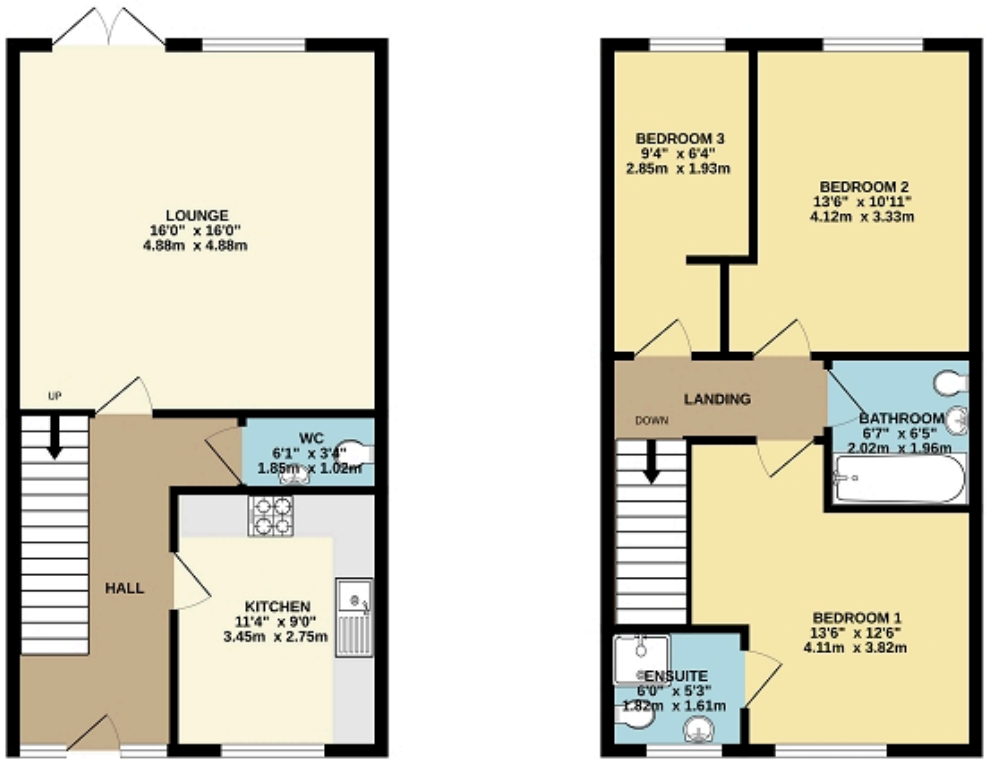







GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst 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.
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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.