BRAMBLES

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£300,000











- Quiet cul-de-sac location

Ref: PRB10745

Viewing Instructions: Strictly By Appointment Only

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General Description

Brambles Estate Agents are pleased to market this two-bedroom, semi-detached home with a generous garden and driveway parking. Located in a desirable cul-de-sac in the heart of Bursledon, within easy access to the local amenities and Tesco Superstore.

Accommodation

FRONT ENTRANCE

Space for two cars on gravel parking bays next to the property. Side access gate to rear garden. Step from pavement to front door.

Hallway (16' 2" x 6' 11") or (4.94m x 2.11m)

Wooden front door with inset glass. Capet. Coir matting. Storage cupboard under stairs. Radiator. Doorways leading to W/C, lounge and kitchen. Stairs down to lounge. Stairs rising up to first floor.

Lounge (10' 0" x 14' 6") or (3.04m x 4.42m)

UPVC double glazed french doors leading to garden. UPVC double glazed window overlooking the garden. Radiator. Carpet.

W.C (5' 11" x 2' 11") or (1.80m x 0.90m)

UPVC double glazed, opaque window to front aspect. Tiled flooring. Low level W/C with cistern. Hand wash basin with chrome mixer tap and tiled splash back. Radiator.

KITCHEN/DNING ROOM (16' 2" x 7' 7") or (4.94m x 2.31m)

UPVC double glazed windows to front and side aspect. Tiled flooring. Wall and base units. Ample work surfaces. Tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Integrated electric oven and four point gas burner hob with stainless steel extractor fan above. Integrated fridge freezer. Space for washing machine. Space for dining table and chairs. New Worcester boiler.

Landing (9' 4" x 6' 11") or (2.85m x 2.11m)

Split level, carpeted landing with doorways to bedroom one, bedroom two and bathroom.

Bedroom 1 (10' 0" x 14' 6") or (3.04m x 4.42m)

UPVC double glazed window to rear. Carpet. Built in double wardrobe with mirrored sliding doors. Radiator.

Bedroom 2 (16' 2" x 7' 7") or (4.94m x 2.30m)

UPVC double glazed window to front. Carpet. Radiator.

Bathroom (9' 3" x 6' 11") or (2.83m x 2.11m)

UPVC double glazed, opaque window to front. Vinyl flooring. Partially tiled walls. Panel bath with chrome taps and shower attachment. Shower cubicle with mixer shower. Wash basin with chrome mixer tap and vanity unit beneath. Chrome ladder style towel rail. Extractor fan.

GARDEN

Large, south facing garden. Mainly laid to lawn. Patio area. Flower bed to rear of garden. Wooden fencing. Gravel pathway to side gate.

Other

Eastleigh Borough Council Tax Band C £1967.35 2025/26 charges.
Vendors position: Need to find

Services

EPC Rating:76

Tenure

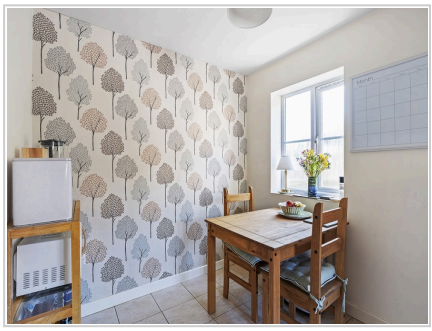
We are informed that the tenure is Freehold

Council Tax

Band Not Specified





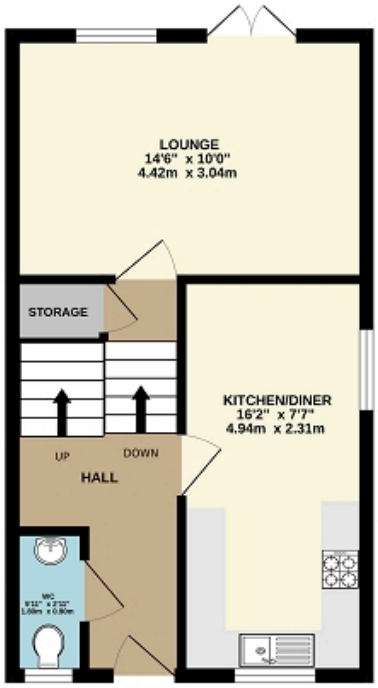





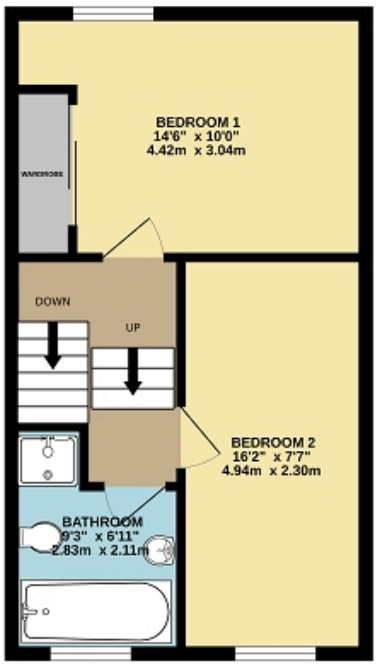




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 illustration 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.