BRAMBLES

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Quebec Gardens
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£260,000











- Two well-proportioned bedrooms
- Newly modernised and tastefully decorated throughout
- Single garage en bloc
- Unallocated, off-road parking
- Close to local amenities of Lowford village and Tesco superstore
- Chain free
- South facing garden

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Ref: PRA12817

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles are delighted to market this well presented two-bedroom end-of-terrace property, situated in the sought-after Bursledon Green. Benefiting from a single garage and conveniently located for the amenities of Lowford Village and with no forward chain.

Accommodation

Outside

Partially laid to lawn. Flower bedding with a border at the front. Partially shingle. Paved pathway leading to front door and side access.

PORCH

UPVC composite door with two opaque glass inserts. Fuse box. Laminate flooring. Skirting boards.

Living Room (18' 10" x 12' 6") or (5.74m x 3.80m)

Continuation of the laminate flooring. Skirting boards. Two radiators. UPVC double glazed window to the front. Staircase rising to first floor with small storage unit underneath.

Kitchen (8' 1" x 12' 6") or (2.46m x 3.80m)

Continuation of laminate flooring. Matching white gloss wall and base units. Worktops with tiled splashback. Integrated single oven with four point gas hob and extractor fan above. Stainless steel sink and drainer with chrome mixer tap. Double glazed window to rear. UPVC door with double glazed insert leading to garden. Inset spot lights. Space and plumbing for washing machine. Wall unit housing combination boiler.

Landing

Fitted carpet. Doors leading to all rooms. Skirting boards.

Bathroom (8' 6" x 4' 9") or (2.60m x 1.44m)

Three piece suite bathroom. Panelled bath with a glass shower screen. Wood effect laminate flooring. Chrome mixer tap with a shower overhead. Opaque double glazed window to the side.

MAIN BEDROOM (12' 6" x 10' 9") or (3.80m x 3.28m)

Carpet. Radiator. Skirting boards. UPVC double glazed window to the front.

Bedroom 2 (12' 6" x 8' 1") or (3.80m x 2.46m)

Carpet. Radiator. UPVC double glazed window to the rear. Storage unit which houses the water tank and shelving.

GARDEN

Two tiered. Shingle Patio. Area laid to lawn. Paved pathway leading to the rear access. Mixture of wire mesh, hedge and wooden fencing.

GARAGE (17' 4" x 8' 3") or (5.29m x 2.52m)

Up and over garage door. Single en bloc garage.

Other

Eastleigh borough council tax band B - £1,796.29 per annum
Sellers position- No forward chain

Services

EPC Rating:69

Tenure

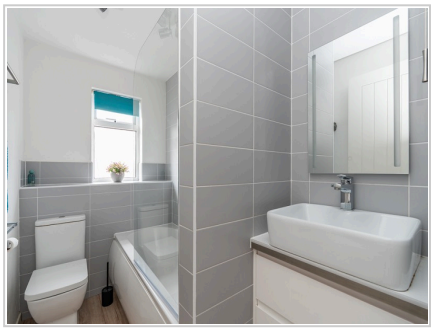
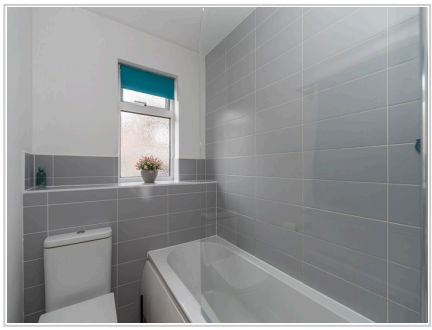
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

















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.