BRAMBLES

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£280,000











- Quiet cul-de-sac location

Ref: PRA12787

Viewing Instructions: Strictly By Appointment Only

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General Description

A wonderful opportunity to acquire a well presented, three bedroom family home with garage, ideally situated in a popular area of Burlsedon with an attractive outlook over the green.

Accommodation

Outside

Attractive outlook over the green. Front garden. Pathway and decked steps leading to front door.

RECEPTION HALLWAY (12' 0" x 8' 10") or (3.67m x 2.68m)

UPVC front door with fixed panel glazing either side. Laminate flooring. Skirting boards. Radiator. Inset spotlights. Opening to kitchen and doorway to living room.

Lounge (18' 0" x 9' 11") or (5.48m x 3.02m)

Continuation of laminate flooring. Skirting boards. Radiator. Electric fireplace. Inset spotlights. Bi fold doors opening out to balcony.

BALCONY (5' 1" x 9' 11") or (1.55m x 3.02m)

Decked balcony with attractive outlook over the green.

Kitchen (10' 3" x 8' 10") or (3.12m x 2.68m)

Double glazed window to rear. Continuation of laminate flooring. Range of wall & base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated double electric oven. Four-point gas burner hob. Stainless steel extractor hood. Integrated fridge freezer. Space and plumbing for washing machine. Inset spotlights. Doorway to rear hallway.

HALL

UPVC double glazed French doors to back garden. Radiator. Inset spotlights. Doorway to downstairs WC. Carpeted staircase rising to first floor.

W.C. (4' 4" x 4' 0") or (1.31m x 1.22m)

Double glazed, opaque window to rear. Laminate flooring. Half tiled walls. Low level WC with cistern. White hand wash basin with chrome mixer tap.

Landing

Carpet. Skirting boards. Inset spotlights. Airing cupboard housing the Worcester Bosch combi boiler. Access to partially boarded loft. Doorways lead to all rooms on first floor.

Bedroom 1 (11' 7" x 8' 10") or (3.53m x 2.68m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Inset spotlights. Ceiling fan. Built-in storage cupboard.

Bedroom 2 (11' 7" x 10' 8") or (3.53m x 3.26m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Inset spotlights.

Bedroom 3 (11' 7" x 7' 2") or (3.53m x 2.18m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Inset spotlights. Ceiling fan. Built-in storage cupboard.

Bathroom (7' 4" x 7' 2") or (2.23m x 2.18m)

Double glazed, opaque window to front. Tiled floor. Tiled walls. Inset spotlights. Bath with chrome rainfall effect shower above. Low level WC with cistern. White wash basin with chrome mixer tap. Chrome ladder style heated towel rail.

GARDEN

Laid to lawn. Fully fenced. Paved pathway leads to back gate providing access to garage.

GARAGE

Single garage en bloc with up and over door.

Other

Eastleigh Borough Council Tax Band C £2052.91 2026/27 charges.
Vendors position: Need to find

Services

EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

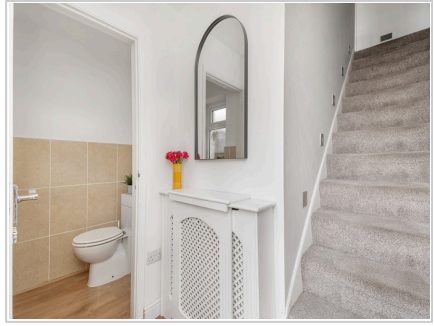
Band Not Specified











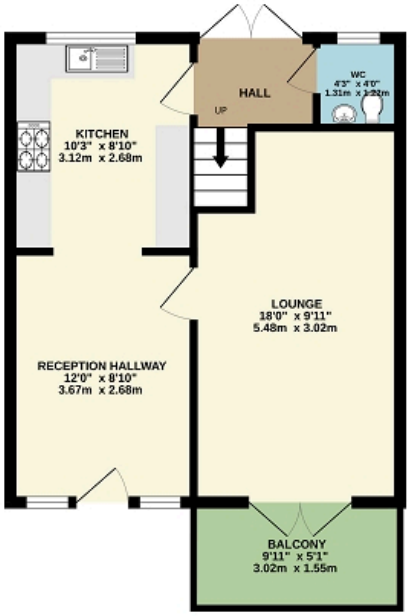




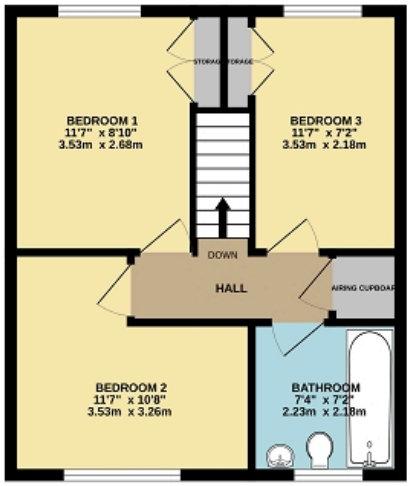




GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.