BRAMBLES

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£300,000











- Three-bedroom family home in Bursledon

Ref: PRA12785

Viewing Instructions: Strictly By Appointment Only

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General Description

This three-bedroom family home is ideally situated in the sought-after area of Bursledon, enjoying a pleasant private outlook over the green to the front.

Accommodation

Outside

Front garden laid to lawn. Paved pathway leading to front door. Private outlook over green space. Wooden gate providing side access.

Hallway

Double glazed front door with fixed panel glazing to side. Laminate flooring. Skirting boards. Radiator. Carpeted staircase rising to the first floor. Doorways leading to kitchen and lounge.

Lounge (15' 3" x 10' 7") or (4.65m x 3.23m)

Double glazed windows to front with fixed panel glazing. Laminate flooring. Skirting boards. Radiator. Doorway to hall.

Dining Room (10' 8" x 8' 2") or (3.25m x 2.49m)

Laminate flooring. Skirting boards. Radiator. UPVC double glazed sliding doors to conservatory. Doorway to kitchen. Opening to living room.

Kitchen (12' 10" x 8' 4") or (3.91m x 2.53m)

Window to conservatory. Laminate flooring. Skirting boards. Range of matching wall and base units. Ample work surfaces. Tiled splash backs. Stainless steel sink and half with drainer and chrome mixer taps. One of the wall units houses the combi boiler. Range cooker with a black extractor hood above. Integrated under counter fridge and freezer. Space and plumbing for dishwasher. Doorways to dining room and conservatory.

Conservatory (6' 0" x 22' 7") or (1.84m x 6.88m)

Windows to back garden. Wooden door with glazing opens out to garden. Glazed roof. Doorways to garage and side access.

Landing

Double glazed window to side. Carpet. Skirting boards. Storage cupboard. Access to partially boarded loft with pull down ladder. Doorways lead to all rooms on first floor.

Bedroom 1 (12' 3" x 10' 10") or (3.74m x 3.30m)

Double glazed window to rear. Laminate flooring. Skirting boards. Radiator.

Bedroom 2 (13' 8" x 8' 8") or (4.17m x 2.63m)

Double glazed window to front. Laminate flooring. Skirting boards. Radiator. Decorative wall panelling.

Bedroom 3 (10' 8" x 7' 10") or (3.24m x 2.39m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Storage cupboard over the stairs.

Bathroom (9' 0" x 5' 8") or (2.74m x 1.72m)

Double glazed, opaque window to rear. Laminate floor tiles. Partially tiled walls. Panel bath with chrome taps and wall mounted shower above. White pedestal wash basin with chrome taps. Low level WC with cistern. Chrome ladder style heated towel rail.

GARDEN

South facing garden. Lawned area. Patio area. Fully fenced. Access to driveway at the rear.

GARAGE (16' 7" x 7' 10") or (5.06m x 2.39m)

Single garage. Up and over door. Power and lighting.

Other

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

Services

EPC Rating:76

Tenure

We are informed that the tenure is Freehold

Council Tax

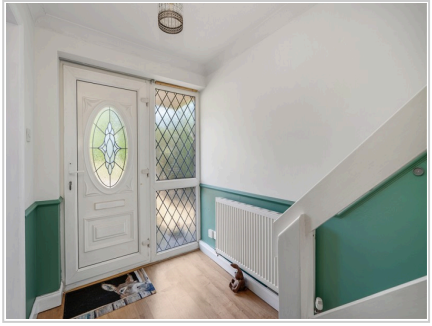
Band Not Specified





















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.