



BRAMBLES

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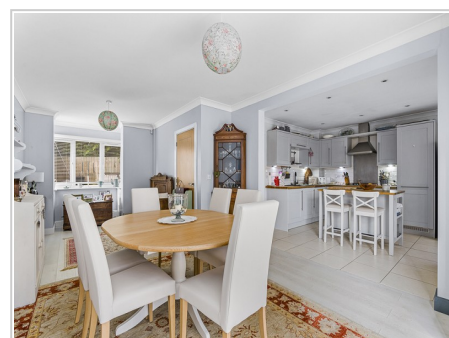
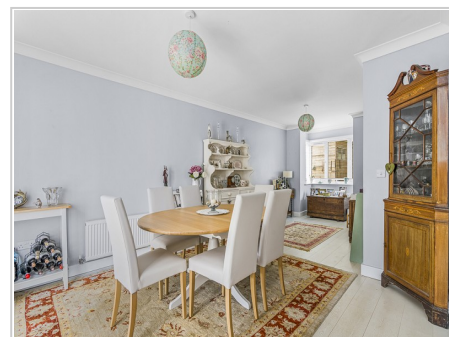
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Dodwell Lane,
Bursledon,
Southampton,
Hampshire.
SO31 1AQ

415,000



- Modern three bedroom semi-detached house
- Spacious ground floor living accommodation
- Ground floor cloakroom plus en-suite to Master
- Wrap around rear garden with summer house
- Off road parking including covered car port
- Situated close to Bursledon Station and local schools



Ref: PRA12365

General Description

Less than half a mile to Bursledon Junior and Infant schools and the same to the River Hamble and Bursledon train station - an ideal location for a family home

Accommodation

Hallway

Coir insert matting. Tiled flooring. Carpeted stairs rising to first floor. Door to storage cupboard. Door to under stair storage cupboard housing boiler. Coving. Radiator. Skirting boards.

CLOAKROOM (6' 1" x 2' 10") or (1.86m x 0.87m)

Solid oak door leading into W.C. Low level W.C. Skirting boards. Coving. Radiator. Was hand wash basin with chrome mixer tap. Tiled flooring.

Kitchen (12' 11" x 11' 6") or (3.94m x 3.51m)

Solid oak door leading into kitchen. Tiled flooring. Modern fitted kitchen with wall and base units incorporating larder cupboard. Wood block work surface. Low level integrated electric oven with four ring gas hob inset to worktop above with extractor hood above. One and a half bowl sink and drainer. Space for American style fridge freezer. Integrated dishwasher and washing machine. Freestanding island unit with stools (to remain). Open plan to family room and dining room.

Family Room (12' 9" x 13' 2") or (3.88m x 4.01m)

Double glazed roof lights. Double glazed windows to rear and side. UPVC double glazed door to side. Carpet. Skirting boards. Radiator.

Dining Room (23' 9" Max x 11' 2") or (7.23m Max x 3.41m)

Laminate wood effect flooring. Skirting boards. Radiator. Coving. Double glazed box bay window to front. UPVC double glazed French doors to rear.

Landing

Continuation of carpet from stairs. Skirting boards. Radiator. Coving. Double glazed window to front. Access to loft.

Bedroom 1 (11' 5" Max x 11' 9") or (3.47m Max x 3.57m)

Solid oak door leading into bedroom. Carpet. Skirting boards. Radiator. Double glazed window to rear. Coving. Double doors to built in wardrobe. Solid oak door to en suite.

EN - SUITE (2' 10" x 8' 2") or (0.86m x 2.50m)

Tiled flooring. Shower cubicle with tiled surround and hand held shower attachment. Part tiled walls. Inset spotlights. Extractor fan. Pedestal wash hand basin with chrome mixer tap. Low level W.C with push button flush, towel rail.

Bedroom 2 (11' 5" x 11' 4" Max) or (3.47m x 3.46m Max)

Solid oak door leading into bedroom. Built in wardrobe. Double glazed window to rear. Skirting boards. Coving. Carpet. Radiator.

Bedroom 3 (12' 1" Max x 8' 11") or (3.69m Max x 2.73m)

Solid oak door leading into bedroom. Double glazed box bay window to front. Skirting boards. Coving. Radiator.

Bathroom (8' 6" x 6' 3") or (2.60m x 1.90m)

Solid oak door leading into bathroom. Tiled flooring. Storage cupboard. Double glazed obscured window to front. Part tiled walls. Panelled bath with tiled surround. Hand wash basin with chrome mixer tap. Low level W.C. Chrome ladder style heated towel rail. Extractor fan.

Outside

Mostly laid to lawn wrap around garden with patio seating area. Insulated summer house with power and lighting. Rear gate access to off parking and driveway. Mature shrubbery, trees and storage shed to the front of property. NB The Large tree in the rear garden is subject to a Tree Protection Order.

CAR PORT

Carport to rear of property, accessed across the shared driveway with parking for two vehicles in tandem. The upkeep and maintenance of the shared driveway is split between the four properties there.

Services

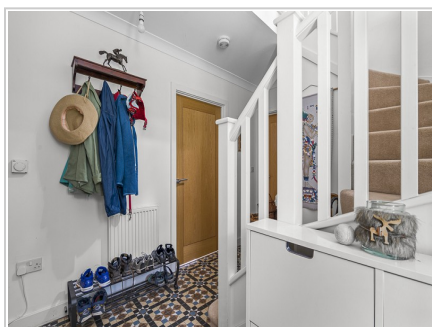
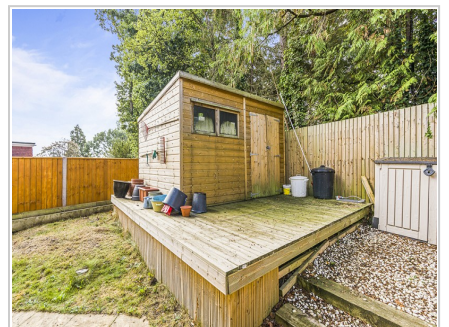
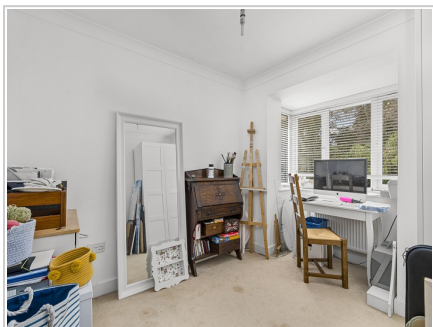
EPC Rating:86

Tenure

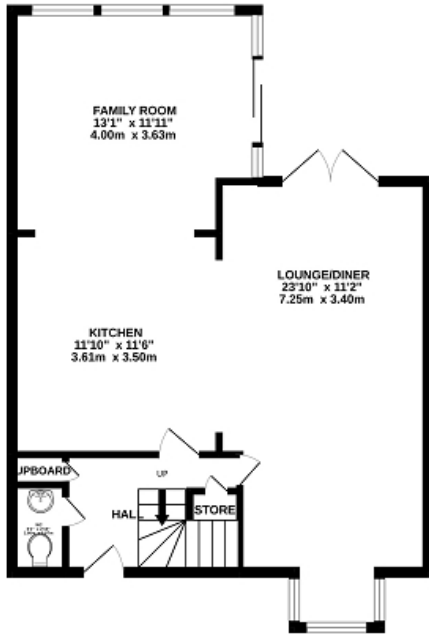
We are informed that the tenure is Freehold

Council Tax

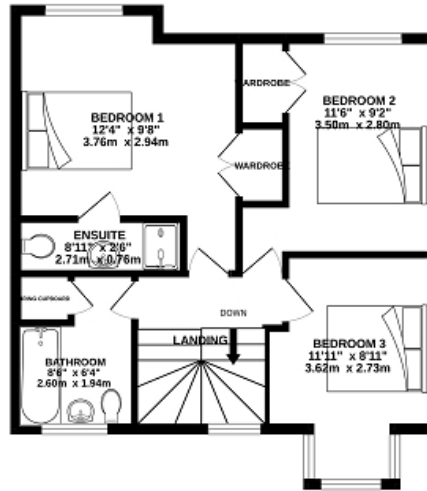
Band Not Specified



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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 misstatement. 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.