



BRAMBLES

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Grace Dieu Gardens,
Bursledon,
Southampton,
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SO31 8GJ

350,000



- Three bedrooms, two doubles and a further single, ideal for child's room or office
- Conveniently situated, just five minutes on foot to the shops, community Centre and bus stops in Lowford village and just a mile to M27 motorway links
- Two rooms on the first floor freshly plastered with brand new carpet fitted to the bedrooms
- Extended on the ground floor plus a conservatory to the rear so plenty of entertaining space
- East facing landscaped garden with elevated decked area and built in seating to lower level
- Driveway parking for several vehicles via two driveways

Ref: PRA12407



Viewing Instructions: Strictly By Appointment Only

General Description

Very well presented three bedroom semi-detached property, close to local amenities with extended ground floor living accommodation and garden cabin

Accommodation

Hallway (7' 9" x 5' 9") or (2.37m x 1.76m)

Composite front door with opaque inset. Laminate wood effect flooring. Stairs rising to first floor. Double glazed window to side. Radiator. Skirting board. Opening to kitchen;

Kitchen (7' 9" x 8' 8") or (2.37m x 2.64m)

Vinyl flooring. Double glazed window to front. Work surface. Range wall and base units. Open wall section into lounge creating additional light through the ground floor with breakfast bar area in the lounge. Space for white goods including; washing machine, dishwasher, free standing oven and fridge freezer. Integrated extractor fan.

SITTING/DINING ROOM (16' 9" x 20' 9") or (5.10m x 6.32m)

Quickstep laminate oak effect flooring. Burley flueless Gas fire place. Skirting boards. Double doors leading to conservatory. Access to under stairs storage cupboard. Double glazed windows to front and rear.

Conservatory (11' 0" x 10' 11") or (3.35m x 3.33m)

Tiled flooring. Double glazed windows surrounding. Double French doors leading out to the landscaped elevated garden.

Landing

Double glazed window to side. Carpet. Access to loft via hatch. Door to airing cupboard housing Worcester combination boiler.

Bedroom 1 (12' 4" x 8' 3") or (3.75m x 2.51m)

Carpet. Mirrored fitted double wardrobes with sliding doors. Double glazed window to front. Radiator. Coving.

Bedroom 2 (10' 5" x 8' 0") or (3.17m x 2.44m)

Carpet. Double glazed window to rear. Coving. Radiator. Spot light. Ceiling rose.

Bedroom 3 (7' 6" x 6' 4") or (2.29m x 1.92m)

Carpet. Double glazed window to rear. Radiator. Ceiling rose.

Bathroom (6' 1" x 6' 2") or (1.86m x 1.89m)

Vinyl flooring. Low level WC. Double glazed opaque window to front. Double width walk in shower with tiled surround and fitted attachment. Extractor fan. Chrome ladder style heated towel rail. Coving.

GARDEN

Landscaped tiered garden with large decking area making the most of the morning sun with its east facing aspect. Raised sleepers surrounding, outside tap and pedestrian gate providing access to the front of the property. On the second level of the garden you have a mainly laid to lawn section with flower bedding surrounding and further steps leading to the sunken garden area with built in seating a perfect location for the summer evenings and late night fire pit. Access to the summer house is via a composite door and a separate shed area is located behind hidden from sight. Outside power sockets.

OUTBUILDING

A flexible room which could be utilised as a home office, bar or temporary bedroom for guests, with laminate flooring, full insulation and double glazed windows to the front and side. With power and lighting.

DRIVEWAY

Long driveway for several vehicles plus an extra purpose-built level hard standing for more vehicles

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

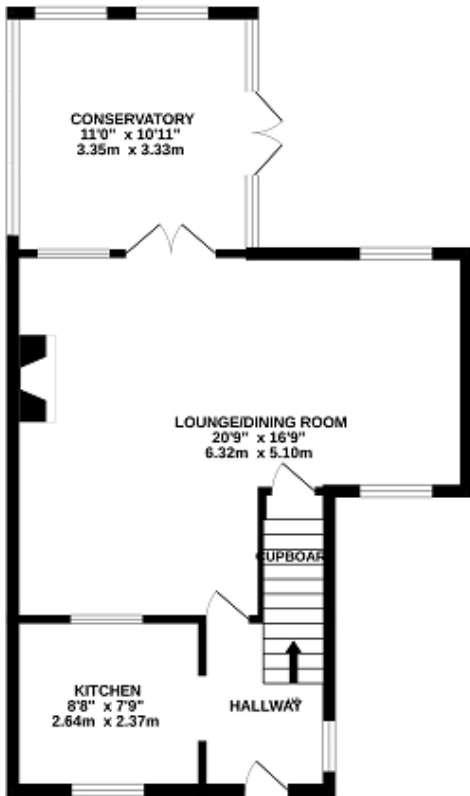
Council Tax

Band Not Specified

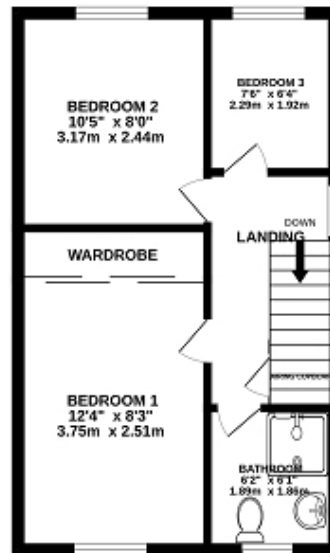




GROUND FLOOR
535 sq. ft. (49.7 sq. m.) approx.



1ST FLOOR
354 sq. ft. (32.9 sq. m.) approx.



TOTAL FLOOR AREA: 889 sq. ft. (82.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Intertop 6/2023

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.