



BRAMBLES

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Mallards Road,
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240,000



- Convenient Bursledon location, less than a mile to the local shops at Lowford
- Three bedrooms all benefiting from built in storage
- Superb development opportunity, STPP
- Good sized south facing garden with sheds and greenhouses
- Single storey ground floor living
- Offered chain free

Ref: PRA12410

General Description

Super opportunity for cash buyers to put their own stamp on this 1950's pre-fab with generous garden which back onto open fields

Accommodation

HALL

Ceiling tiles, electric fuse board.

Lounge (18' 1" x 9' 2") or (5.50m x 2.79m)

Ceiling tiles, UPVC double glazed windows x 2 to front, open fireplace.

Kitchen (11' 5" x 8' 9") or (3.48m x 2.66m)

Textured ceiling, single glazed window to rear, sliding door to conservatory with obscured glass panel. Wall and base units with roll edge laminate worktops. 5 ring gas hob inset to worktop, electric double oven. Serving hatch, pantry cupboard, airing cupboard housing hot water tank.

Bathroom (7' 6" x 5' 7") or (2.29m x 1.69m)

Textured ceiling, single glazed obscured window to rear. Suite comprising panel bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls.

Bedroom 1 (13' 9" x 10' 5") or (4.20m x 3.17m)

Ceiling tiles, UPVC double glazed window to front, built in shelving.

Bedroom 2 (10' 2" x 9' 10") or (3.10m x 3.0m)

Ceiling tiles, UPVC double glazed window to rear, fitted wardrobe.

Bedroom 3 (11' 5" x 7' 1") or (3.48m x 2.15m)

Ceiling tiles, window to rear, built in wardrobe.

Conservatory (9' 5" x 7' 4") or (2.88m x 2.24m)

Aluminium framed with glass inserts, sliding doors to garden.

GARDEN

Mostly enclosed by panel fencing, laid to lawn with path to rear, patio area, selection of plants. 2 x greenhouses, 2 x sheds.

FRONTAGE

Concrete parking area for cars, lawn front garden with path to front door. Gate to side for access to garden.

Services

Tenure

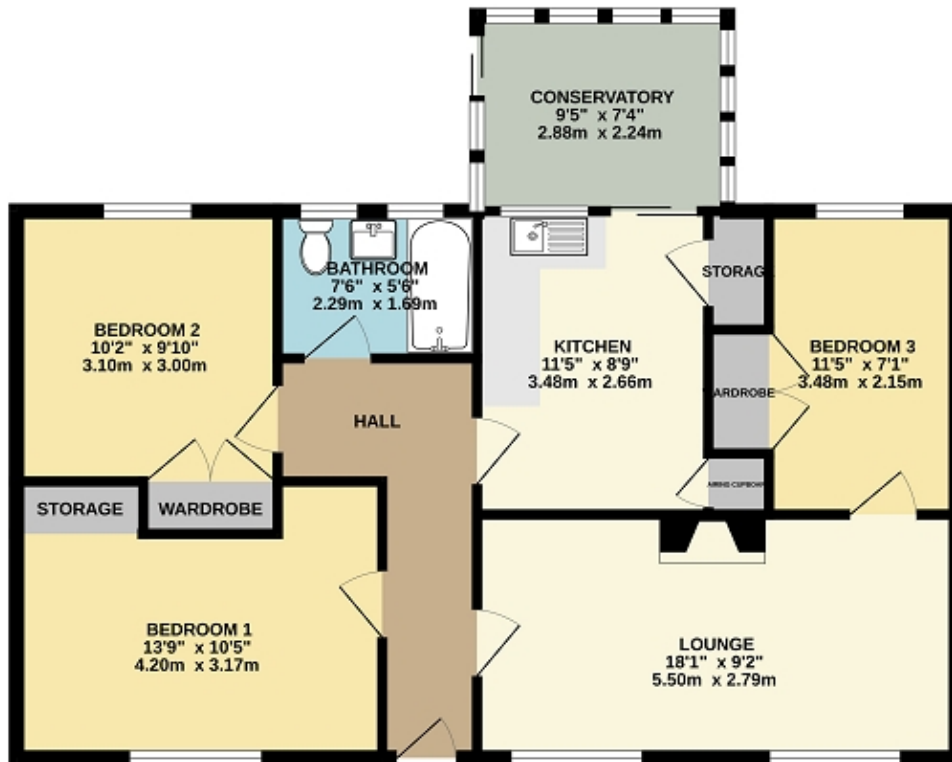
We are informed that the tenure is Freehold

Council Tax

Band Not Specified



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq ft. (73.5 sq.m.) approx.

We and every other person have made every effort to ensure the accuracy of the floor plan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Interplan 12/2023

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.