



BRAMBLES

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Hamble Lane,
Hamble,
Southampton,
Hampshire.
SO31 4JS

400,000



- Attractive detached property thought to date back to the 1920's
- Two double bedrooms, both with fitted wardrobes
- Approx 100ft rear garden with a varied selection of mature shrubs and plants
- Brand new air source heating system offering an economical solution to heating the property
- Replacement roof and insulation just two years ago
- Just 10 minutes on foot to Hamble Village, with it's selection of bars, restaurants and shops

Ref: PRA12415

General Description

Individual, detached property on a generous plot benefitting from a brand new heating system and roof

Accommodation

PORCH

Door with obscured glazing opens into porch, obscured glazing to front, inner door.

HALL

Stairs to first floor landing, radiator.

Sitting room (16' 1" x 11' 2") or (4.90m x 3.40m)

Box bay window to front with UPVC double glazed window. 2 x radiators.

KITCHEN BREAKFAST ROOM (18' 3" x 9' 10") or (5.57m x 3.0m)

Plain plastered ceiling, wall and base units with roll edge laminate worktops over. 1 1/4 bowl sink and drainer inset to worktop. UPVC double glazed window and door to side, radiator. Four ring electric Neff hob inset to worktop with fume hood over, double Bosch oven. Space for washing machine and tall fridge/freezer. Space for an integrated low level freezer. Display cabinet, freestanding oak island unit. Tiled flooring. Opening to;

Dining Room (10' 2" x 8' 2") or (3.10m x 2.50m)

Plain plastered ceiling, Velux windows, UPVC double glazed sliding patio doors to rear.

FIRST FLOOR LANDING

Plain plastered ceiling, picture rail, UPVC double glazed window to side, radiator.

Bedroom 1 (13' 5" x 11' 2") or (4.10m x 3.40m)

UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom 2 (11' 2" x 11' 2") or (3.40m x 3.40m)

UPVC double glazed window to front, built in wardrobe, radiator.

Bathroom

Loft hatch, UPVC double glazed window to rear, tiled walls, radiator, vinyl flooring. Suite comprising panel bath with mains shower over, low level WC, pedestal wash hand basin.

Airing cupboard (6' 7" x 5' 0") or (2.00m x 1.52m)

Shelving for storage. Control panel and tanks for heating system.

GARDEN

Enclosed by panel fencing to both sides and hedging to rear. Mainly laid to lawn, patio area, flower beds with a selection of mature shrubs and trees. Outside tap. Side gate to front of property. Hard standing area outside of back door. Greenhouse, storage shed and large shed to rear measuring 2.87m x 5m with door and window to front. 2 x outbuildings attached to rear of property (previously an outside WC and coal store), for storage. N.B. the external solar panels are not included in the sale of the property.

DRIVEWAY

Hard standing offering driveway parking. Large lawn area bordered with mature shrubs, plants and trees.

Services

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

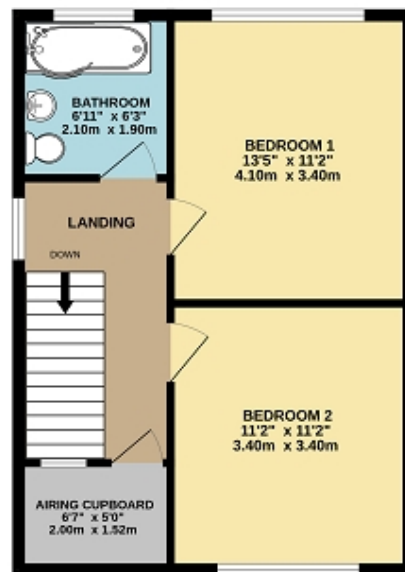
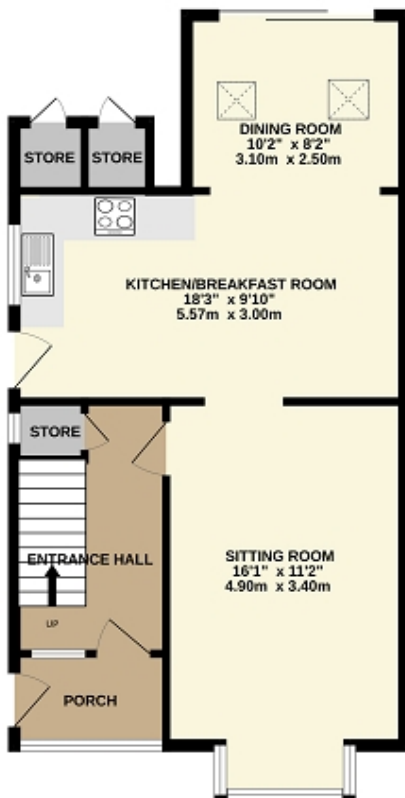
Band Not Specified





GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every advantage 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.
Made with Intercept 5/2023

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.