



BRAMBLES

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Reeves Way,
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SO31 8FU

295,000



- Two double bedrooms plus large single
- Spacious living/dining room
- Modern fitted kitchen and bathroom
- Integral garage plus driveway parking
- Conveniently close to local shops, motorway links and public transport connections
- Offered with no forward chain



Ref: PRA12418

General Description

Offered with no forward chain, three bedroom semi detached house in popular Bursledon location

Accommodation

HALL

Coving to plain plastered ceiling, radiator, laminate flooring.

Kitchen (11' 4" x 7' 9") or (3.45m x 2.36m)

Coving to plain plastered ceiling, UPVC double glazed window to front. Selection of wall and base units with roll edge laminate worktops, spaces for washing machine and fridge/freezer. Low level electric oven with four ring gas hob inset to work surface above, fume hood over. Cupboard housing wall mounted boiler, stainless steel sink and drainer with mixer tap over, tiled splash back, radiator, laminate flooring.

LOUNGE / DINING ROOM (16' 4" x 12' 7") or (4.97m x 3.84m)

Coving to plain plastered ceiling, fireplace with coal effect gas fire, UPVC double glazed window to rear, radiator, continuation of laminate flooring.

INNER HALL

Coving to plain plastered ceiling, UPVC door to rear with obscured double glazed insert, stairs to first floor landing, radiator.

FIRST FLOOR LANDING

Coving to plain plastered ceiling, loft hatch, storage cupboard.

Bedroom 1 (12' 10" x 23' 0") or (3.90m x 7.00m)

Coving to plain plastered ceiling, UPVC double glazed window to rear, radiator.

Bedroom 2 (12' 10" x 11' 6") or (3.90m x 3.50m)

Coving to plain plastered ceiling, UPVC double glazed window to rear, radiator, over stairs boxing.

Bedroom 3 (8' 6" x 8' 2") or (2.60m x 2.50m)

Coving to plain plastered ceiling, UPVC double glazed window to rear, radiator, over stairs boxing.

GARAGE (17' 4" x 7' 10") or (5.28m x 2.40m)

Integral garage with up and over door to front, power and light.

GARDEN

Enclosed by panel fencing, mainly laid to lawn with patio area.

FRONTAGE

Front garden mainly laid to lawn with hard standing for parking in front of garage.

Other

A rent charge of £10 per annum payable to Tonrin Property Co Limited.

Services

EPC Rating:56

Tenure

We are informed that the tenure is Freehold

Council Tax

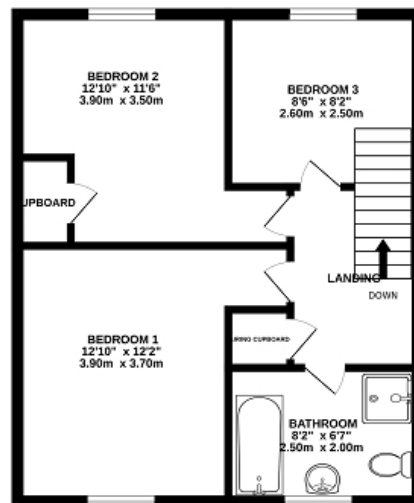
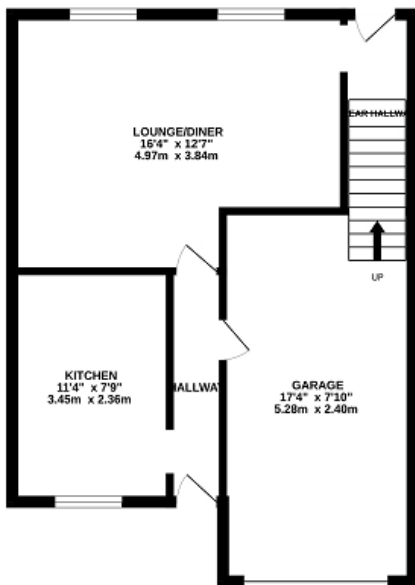
Band Not Specified





GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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 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.
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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.