BRAMBLES

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Sunnyfield Rise,
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Southampton,
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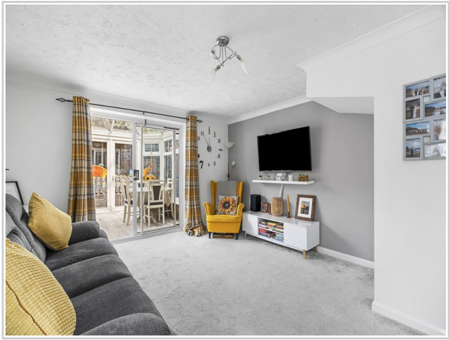
SO31 8FA

295,000

- Very well presented and move in ready!
- Two double bedrooms to the first floor
- Ideal starter home or buy to let investment opportunity
- Garage and driveway parking
- Wonderfully convenient location, just minutes on foot to Lowford village shops, bus stops and community centre
- Vendors suited



Ref: PRA12455

Viewing Instructions: Strictly By Appointment Only

General Description

Very well presented property in wonderfully convenient cul-de-sac position, just moments from local shops and bus stops with garage and driveway parking

Accommodation

HALL

Textured ceiling stairs to first floor landing, radiator, laminate flooring with inset coir matting.

CLOAKROOM

Textured ceiling, radiator, low level WC, wall mounted wash hand basin with tiled surround, laminate flooring.

Kitchen (11' 6" x 6' 3") or (3.50m x 1.90m)

Textured ceiling, UPVC double glazed windows to front and side, radiator. Selection of wall and base units with roll edge laminate worktops. Low level electric oven with four ring electric hob inset to worktop above and pull out fume hood over. Wall mounted boiler housed in wall cupboard. Stainless steel sink and drainer, tiled splashback, integrated dishwasher, space and plumbing for washing machine, further under counter space plus space for tall fridge/freezer. ... flooring.

Lounge (14' 9" x 12' 6") or (4.50m x 3.80m)

Coving to textured ceiling, UPVC double glazed window to side, under stairs cupboard, double glazed sliding patio doors to;

Conservatory (9' 6" x 9' 2") or (2.90m x 2.80m)

Brick base with UPVC double gazed units to front and sides, glass roof. UPVC double glazed French doors to rear. Laminate flooring.

FIRST FLOOR LANDING

Textured ceiling, loft hatch with drop down ladder, storage cupboard.

Bedroom 1 (12' 6" x 11' 2") or (3.80m x 3.40m)

Textured ceiling, UPVC double glazed window to rear, radiator.

Bedroom 2 (12' 6" x 8' 6") or (3.80m x 2.60m)

Textured ceiling, 2 x UPVC double glazed windows to front, radiator.

Bathroom

Textured ceiling, UPVC double glazed obscured window to side. Low level WC with push button flush, moulded vanity unit with inset wash hand basin and mixer tap over. Panel bath with Aqualisa shower over. Chrome towel rail, tiled flooring and laminate flooring.

GARDEN

Composite decking, steps up to patio and lawn, raised flower bed to rear. Enclosed by panel fencing and personnel door to garage.

GARAGE

Up and over door to front, power and light, personnel door to garage.

Services

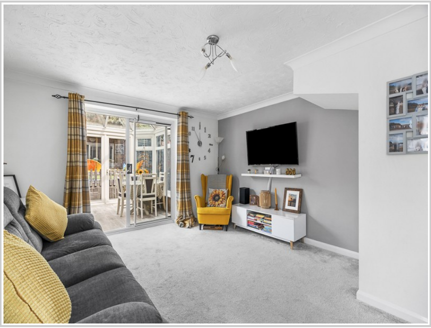
EPC Rating:69

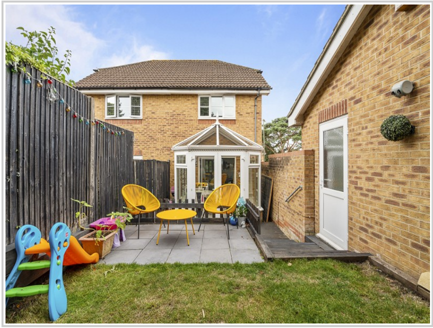
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

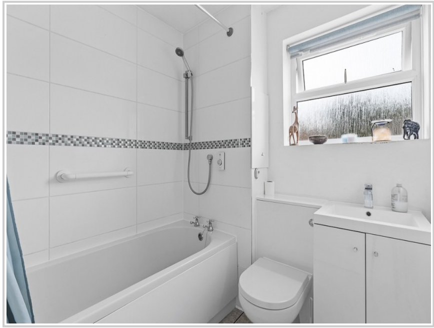




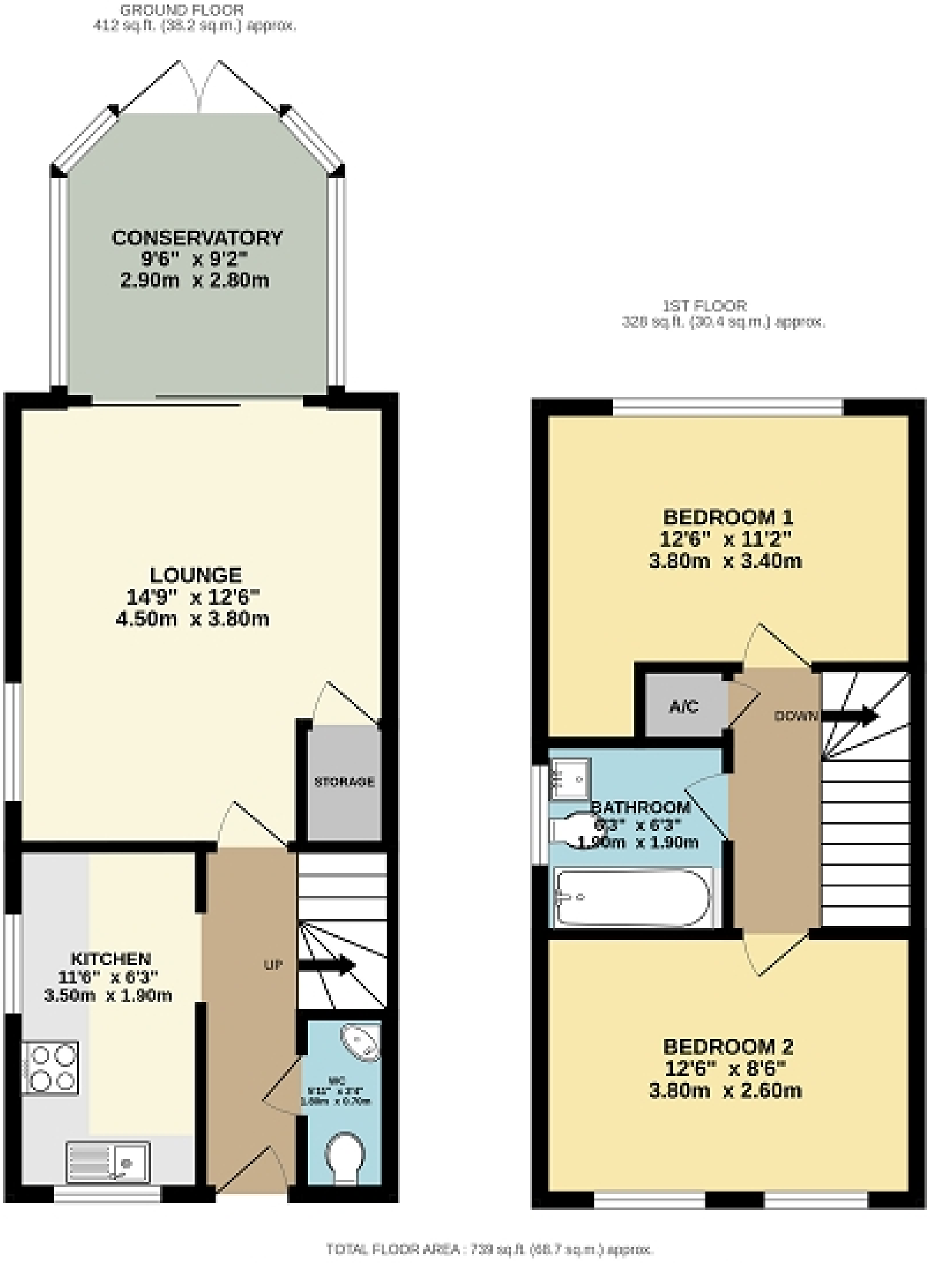












All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase 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.