



BRAMBLES

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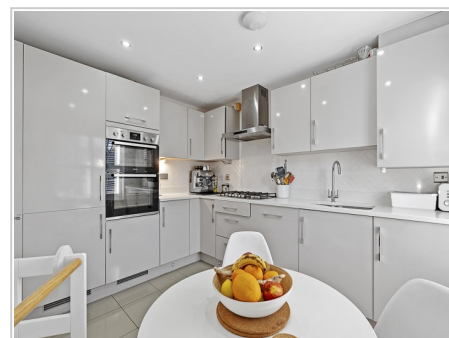
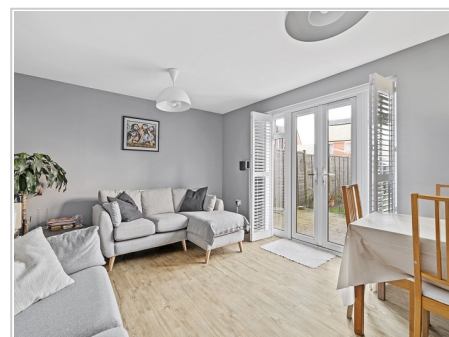
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Bowers Drive,
Bursledon,
Southampton.
SO31 8LZ

349,950



- Beautiful kitchen with integrated appliances and quartz worksurface's
- Spacious downstairs WC
- Generous lounge dining room at the rear opening to rear garden
- Off road parking with a driveway and single garage
- Constructed by Taylor Wimpey approximately 5 years ago, still in show home condition
- Complete chain ahead



Ref: PRA12505

Viewing Instructions: Strictly By Appointment Only



Bursledon - 02380 408200
Warsash - 01489 581452

General Description

A three bedroom, two bathroom semi detached property.

Accommodation

Hallway

Composite door with double glazed opaque insert into hallway. Tiled flooring. Radiator. Stairs with carpet rising to first floor. Door to under stairs storage cupboard. Inset spot lights. Moulded skirting boards.

W.C (3' 3" x 6' 3") or (1.0m x 1.90m)

Tiled flooring. Moulded skirting boards. LED spot lights. Chrome heated towel rail. Pedestal hand wash basin. Low level W/C. Part tiled walls.

KITCHEN BREAKFAST ROOM (11' 2" x 9' 10") or (3.40m x 3.0m)

Tiled flooring. Double glazed window to front with shutters. Radiator. Matching wall and base units with quartz work surfaces and tiled splashback. Integrated appliances including; Five gas burner hob with glass splashback and extractor fan. Fridge freezer, dishwasher and washing machine. Eye level Double electric oven with grill. Under mounted sink with chrome mixer tap. Under cabinet LED lighting. Moulded skirting boards.

Lounge (11' 10" x 15' 1") or (3.60m x 4.60m)

Amtico flooring. UPVC French doors with double glazed inserts and windows either side. Radiator. Moulded skirting boards. Vertical radiator.

Landing

Access to the loft. Moulded skirting boards. Radiator.

Bedroom 1 (11' 2" x 9' 6") or (3.40m x 2.90m)

Carpet. Moulded skirting boards. Built in wardrobes. Door to en suite. Radiator. Double glazed window to front with shutters.

EN - SUITE (5' 7" x 5' 7") or (1.70m x 1.70m)

Tiled flooring. Double width shower cubicle with fully tiled surround. Double glazed opaque window to front with shutters. Pedestal hand wash basin with chrome mixer tap. Low Level WC. Chrome ladder style heated towel rail. Moulded skirting boards.

Bedroom 2 (10' 6" x 8' 6") or (3.20m x 2.60m)

Carpet. Moulded skirting boards. Double glazed window to rear. Radiator. Sliding doors opening to built in wardrobes.

Bedroom 3 (10' 6" x 6' 7") or (3.20m x 2.0m)

Amtico flooring. Double glazed window to rear overlooking garden. Featured panel wall. Built in wardrobes. Radiator. Moulded skirting boards.

Bathroom (6' 7" x 5' 3") or (2.0m x 1.60m)

Tiled flooring. Panelled bath with shower screen and attachment. Central mixer taps. Tiled walls. Pedestal hand wash basin with chrome mixer tap. Low level WC. Chrome ladder style heated towel rail. Extractor fan. Inset spot lights.

GARDEN

Extended patio. Mainly laid to lawn garden with pedestrian door to single garage.

GARAGE (19' 8" x 9' 10") or (6.0m x 3.0m)

Single up and over door to front. Pedestrian composite door with double glazed insert leading to garden. Power and lighting.

Other

Landscaped front garden with patio pathway leading to front door and laid to lawn area. Driveway parking to side for multiple vehicles and side gate opening to garden.

Vendors position; Part exchange with current owner purchasing a new build due for completion in June 2024
Eastleigh borough council tax Band C- £1,783.11 per annum

Services

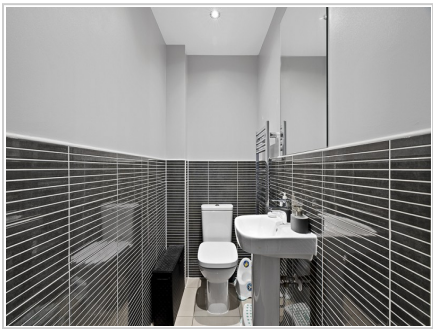
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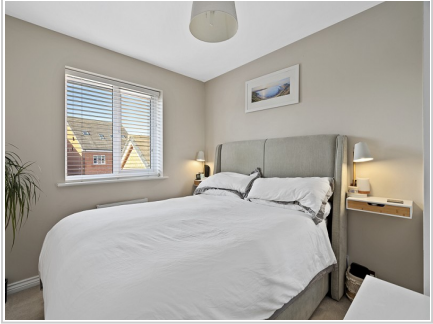
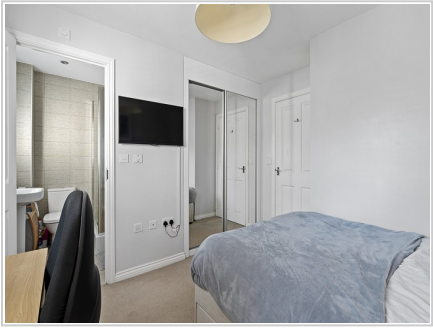
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.