



BRAMBLES

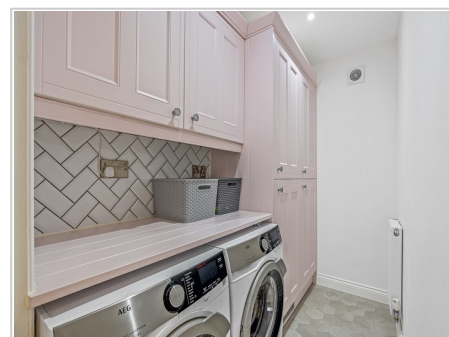
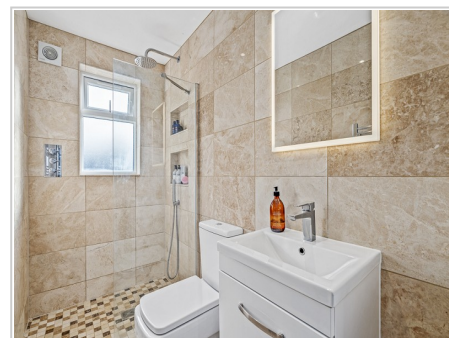
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Beaulieu Road,
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450,000



- Two bathrooms including a modern shower room on the ground floor
- Completely refurbished by the current owners completed in the summer of 2022
- Driveway parking to the front including space for a dinghy!
- Impressive open plan kitchen living and dining area
- Within walking distance to Hamble village and waterfront
- Recently replaced gas central heating boiler

Ref: PRA12506

Viewing Instructions: Strictly By Appointment Only

General Description

Welcome to Oak Tree Lodge, a beautifully renovated three bedroom detached home within walking distance to Hamble village and waterfront.

Accommodation

Hallway (9' 6" x 8' 10") or (2.90m x 2.68m)

Shower Room (8' 1" x 3' 11") or (2.47m x 1.20m)

Utility Room (8' 1" x 4' 5") or (2.47m x 1.35m)

KITCHEN/LIVING/DINING ROOM (17' 11" x 24' 7") or (5.45m x 7.49m)

Landing

Bedroom 1 (11' 6" x 13' 9") or (3.50m x 4.19m)

Bedroom 2 (11' 7" x 10' 5") or (3.54m x 3.17m)

Bedroom 3 (6' 9" x 10' 9") or (2.05m x 3.27m)

Bathroom (5' 10" x 7' 4") or (1.77m x 2.24m)

GARDEN

Other

Eastleigh borough council tax band D- £2,067.66 Per year

Vendors position- Onward chain, need to find a property.

Services

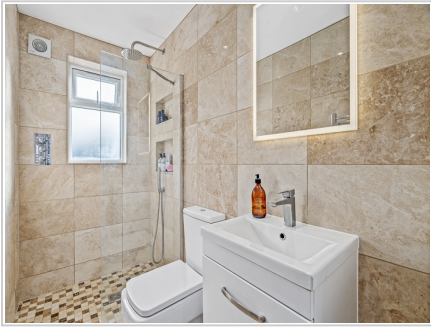
EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

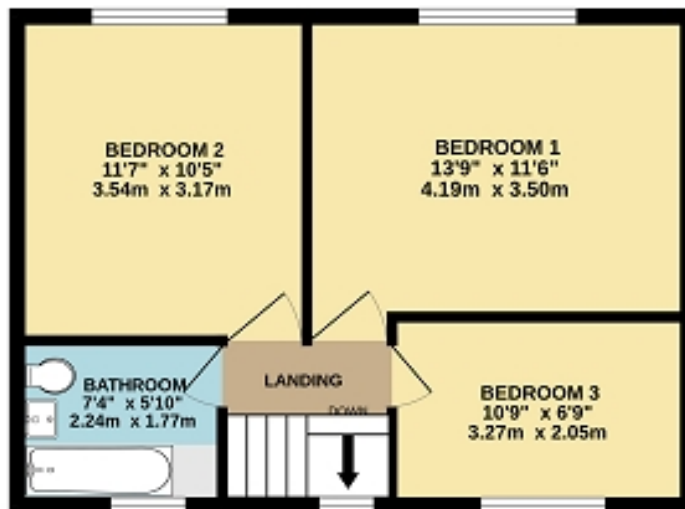
Band Not Specified



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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 areas 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.
Made with Metropix 60324

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.