



BRAMBLES

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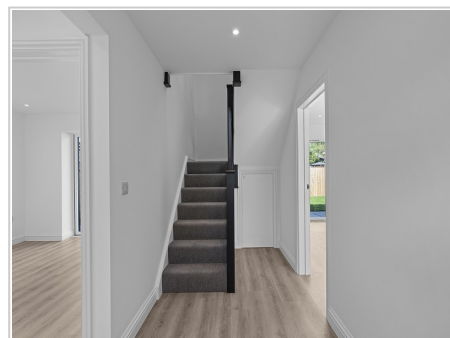
375,000



- Newly constructed chalet bungalow with 10 year new build guarantee
- Landscaped garden with porcelain tiled patio and laid to lawn area
- Block paved driveway to the front for two vehicles
- Solar panels
- Two double bedrooms and two bathrooms
- Open plan kitchen living room with bi-folding doors onto garden
- High specification finishes throughout
- Within close proximity to Southampton city centre

Ref: PRA12507

Viewing Instructions: Strictly By Appointment Only



Bursledon - 02380 408200
Warsash - 01489 581452

General Description

Brambles are delighted to market this newly constructed detached chalet bungalow with bedroom and bathrooms on each floor, built by Hi-Acre Homes Ltd to an exceptional standard throughout.

Accommodation

Hallway (13' 7" x 5' 9") or (4.14m x 1.74m)

Composite front door with double glazed, opaque panel windows to the top and panelling to the bottom. Laminate flooring. Moulded skirting boards. Spotlight inserts to the ceiling. Storage cupboard under the stairs. The stairway to the first floor is carpeted with a contemporary, black balustrade with glass panelling below. A second storage cupboard with access to the Megaflow water tank. The carpeted hallway leads to the bathroom and bedroom 2. Underfloor heating.

Bedroom 2 (8' 10" x 11' 0") or (2.69m x 3.36m)

Continuation of the laminate flooring. Double glazed, french patio doors with access directly on to the patio at the rear of the property. Moulded skirting boards. Spotlight inserts to the ceiling. Underfloor heating.

Shower Room (4' 5" x 7' 9") or (1.35m x 2.35m)

Double glazed, opaque, multi-panel window to the front of the property. Floors and walls are tiled. Walk-in shower with overhead rainfall shower and with a hand held shower attachment. Glass shower screen with black trim. Low level toilet, all enclosed. White hand basin with black mixer taps and a black vanity cupboard underneath.

KITCHEN/LIVING ROOM (25' 1" x 14' 5") or (7.65m x 4.39m)

Open plan kitchen living room. Continuation of laminate flooring from the hallway. Double glazed, multi-pane window to the front of the property. Double glazed, bi folding doors to the back garden. Base units with intergrated fridge/freezer and dishwasher. Hotpoint electric hob with extractor fan. Island with sink and draining inserts. Under floor heating.

Landing (2' 2" x 5' 9") or (0.65m x 1.75m)

Continuation of the carpeted flooring. Velux window to the rear of the property. Moulded skirting boards. Insert spotlights in the ceiling. Eaves storage cupboard. Under floor heating.

Bedroom 1 (17' 5" x 10' 1") or (5.30m x 3.08m)

Continuation of carpeted flooring from the hallway. Double aspect room with double glazed, multi-pane windows to the front of the property and two double glazed Velux windows to the rear of the property. Insert spotlights to the ceiling. Moulded skirting boards. Radiator underneath the window to the front of the property.

Bathroom (10' 2" x 7' 6") or (3.10m x 2.29m)

Double glazed Velux window to the rear of the property. Panelled bath with black mixed taps. Tiled floors. Half tiled walls. Low level toilet, all enclosed. White hand basin with black mixer taps and a black vanity unit underneath. Fixed shaving point. Insert spotlights and extractor fan.

Outside

A covered porch way to the front entrance of the property. A block paved driveway to the front of the property with space for two vehicles and an electric car charging point. Solar panels. Access to the side of the property. Landscaped rear garden with porcelain tiled patio and laid to lawn area, newly fenced.

Services

Tenure

We are informed that the tenure is Freehold

Council Tax

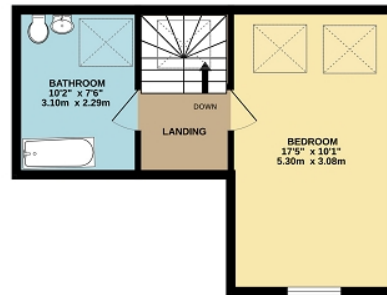
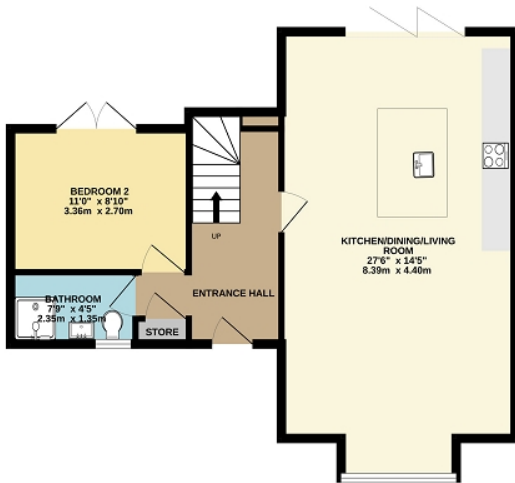
Band Not Specified





GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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.