



BRAMBLES

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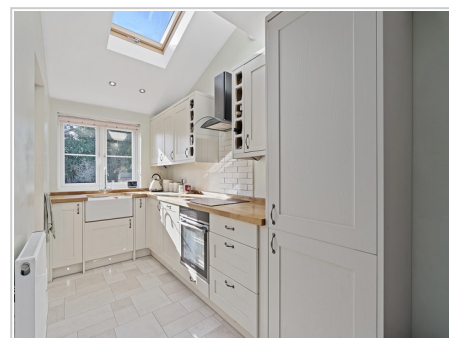
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Pound Road,
Bursledon,
Southampton,
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SO31 8FF

415,000



- Landscaped south facing garden with large raised decking area for entertaining and outdoor play area with bark and children's wooden ship
- New block paving driveway recently installed in 2023 with generous off road parking and single garage to the front
- Improvements made throughout including a re-wire, new combi boiler, complete piping and full central heating system installed in 2020
- Modern kitchen with oak work surfaces and integrated appliances
- Multi use garage currently used as a home office and utility room
- Downstairs WC
- Within close proximity to motorway access and Southampton city centre



Ref: PRA12511

General Description

A spacious must-see property, fully refurbished and improved to high standard throughout. With three bedrooms and a generous plot including a new block paved driveway. A south facing secluded garden to the rear with large raised decking area.

Accommodation

Front Garden

Driveway block paved for multiple vehicles, lawn area and surrounded by mature shrubbery, flower bed spaces. Side access via pedestrian gate to rear garden. Outside lighting.

Hallway

Composite front door with decorative inset opaque double glazed window, UPVC double glazed opaque window to side. Stairs to first floor laid to carpet. Deep moulded skirting boards, oak doors leading to all rooms and vinyl flooring.

W.C (2' 11" x 6' 7") or (0.90m x 2.0m)

Double glazed opaque window to side aspect, Low level toilet, fitted mini corner hand wash basin with chrome mixer tap and tiled splash back, deep moulded skirting boards. Vinyl flooring. Radiator.

LOUNGE / DINING ROOM (19' 8" x 14' 1") or (6.0m x 4.30m)

Oak engineered flooring, UPVC double glazed window to front aspect, radiator beneath window, deep moulded skirting boards, feature electric log burner effect fire place with wooden mantel piece, additional radiator, built in shelves with cupboards to chimney alcove, double glazed sliding doors to conservatory.

Kitchen (15' 5" x 13' 1") or (4.70m x 4.0m)

Vinyl flooring, deep moulded skirting boards, inset spot lights, space for dining table, wood block work surfaces, UPVC double glazed window to rear aspect, Double glazed velux window, integrated double oven with 4 burner induction hob with extractor above, integrated fridge freezer, integrated dishwasher, Butler style under mounted sink with chrome mixer tap, under cabinet LED lighting, stable door leading into conservatory, radiator.

Conservatory (13' 5" x 12' 10") or (4.10m x 3.90m)

Tiled flooring, double glazed windows surrounding, electric heating, deep moulded skirting board, UPVC door leading out into the garden.

Landing

UPVC double glazed window to rear aspect, carpet, moulded skirting boards, carpet to flooring. Access to loft.

Bedroom 1 (10' 2" x 10' 10") or (3.10m x 3.30m)

Laminate flooring, UPVC double glazed window to front aspect, radiator, built in wardrobe space, moulded skirting boards.

Bedroom 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

UPVC double glazed window to side aspect, moulded skirting boards, carpet, radiator.

Bedroom 3 (8' 2" x 7' 10") or (2.50m x 2.40m)

UPVC double glazed window to rear aspect, carpet, moulded skirting boards, radiator.

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

UPVC double glazed opaque window to rear aspect, deep moulded skirting boards, Chrome towel rail, low level toilet, pedestal hand wash basin with chrome mixer tap, part tiled walls, P-shaped panelled bath with fitted shower attachment with shower screen, extractor fan and vinyl flooring.

GARAGE/UTILITY (15' 5" x 7' 7") or (4.70m x 2.30m)

Converted garage which can be used as Gym or home office, double doors opening to front with opaque insets, double glazed window to side, door leading to garden dimmer lights inset spots and block work surfaces currently used as utility area, sink with black mixer tap, vinyl flooring.

GARDEN

South facing, Patio space with extended raised decking area, mainly laid to lawn, play area for children with raised borders, outside power, front access to front via pedestrian gate.

Other

Vendors position- Need to find onward purchase
Eastleigh borough council tax Band C- £ 1,560.23 per year

Services

Tenure

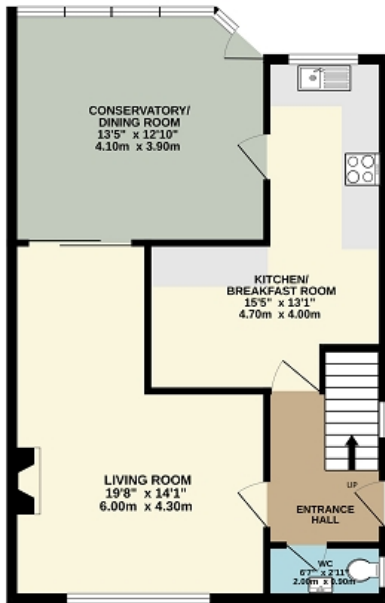
We are informed that the tenure is Freehold

Council Tax

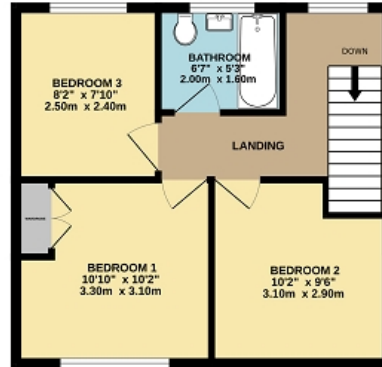
Band Not Specified



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.