



BRAMBLES

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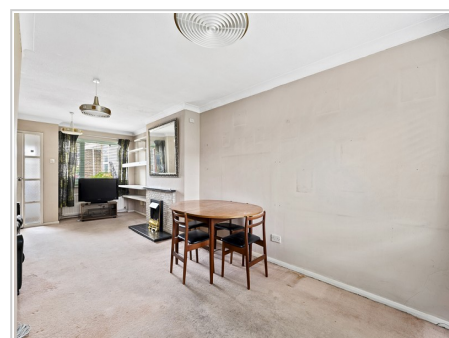
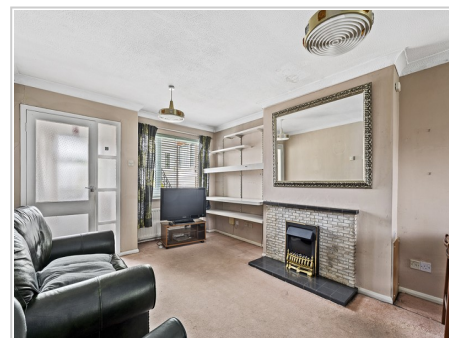
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Estridge Close,
Bursledon,
Southampton,
Hampshire.
SO31 8FN

305,000



- Four bedrooms on the first floor
- Corner plot with larger than average rear garden
- Off road parking via driveway to front and rear gate access for additional vehicles
- Single garage
- Gas central heating and double glazing throughout
- No forward chain



Ref: PRA12523

General Description

A corner plot four bedroom semi detached home conveniently located in a quiet cul de sac, in the ever popular Bursledon area. Close to Tesco and a variety of shopping, cafes & eateries in the villages of Lowford and Netley Abbey.

Accommodation

PORCH

Composite front door with opaque inset into porch. Carpet.

UPVC double glazed window to front. Wooden door with opaque inset glass leading into lounge/dining room.

LOUNGE / DINING ROOM

Entered via porch through wooden door with glass inset and side glass panel. UPVC double glazed windows to front and rear. Carpet. Coving. Stone hearth with electric fire place. Radiators. Skirting board. Wooden door to hallway.

Kitchen

Wooden door to kitchen. UPVC double glazed window to rear. Range of wall and base units. Work tops with space for washing machine, fridge, dish washer, cooker. Single stainless steel sink with drainer. Tiled window sill. Carpet. Radiator.

REAR HALLWAY

Hallway with composite door and opaque inset leading to garden. Carpet. Skirting board. Stairs to first floor with wooden banister.

Landing

Wooden door to airing cupboard housing water tank and storage. Carpet.

Bedroom 1

Wooden door with chrome handle. UPVC double glazed window to rear. Carpet. Coving. Fitted triple wardrobe with sliding doors. Skirting board.

Bedroom 2

Wooden door with chrome handle. UPVC double glazed window to rear. Carpet. Coving. Skirting board. Two storage cupboards.

Bedroom 3

Wooden door with chrome handle. UPVC double glazed window to front. Coving. Carpet. Skirting board.

Bedroom 4

Wooden door with chrome handle. UPVC double glazed window to front. Coving. Carpet. Skirting board. Storage cupboard.

Bathroom

Wooden door with chrome handle. UPVC double glazed opaque window to rear. Carpet. Low level W.C. Pedestal wash hand basin. Bath with shower attachment. Partially tiled walls. Cupboard housing Worcester boiler.

GARDEN

Garden mainly laid to lawn with shrub borders and trees. Two sheds. Raised area to side of house. Side access to front with heavy steel gate. Gate to the rear of the garden with access.

GARAGE

Single garage with up and over door. Power and light. Gas and electricity meters. Fuse box.

Front Garden

Driveway with parking for one car leading to garage. Steps to front door. Small grassed area to side of property with access to rear.

Other

Eastleigh Borough Council Tax Band C
Vendors position- Probate sale (not yet granted) with no forward chain

Services

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

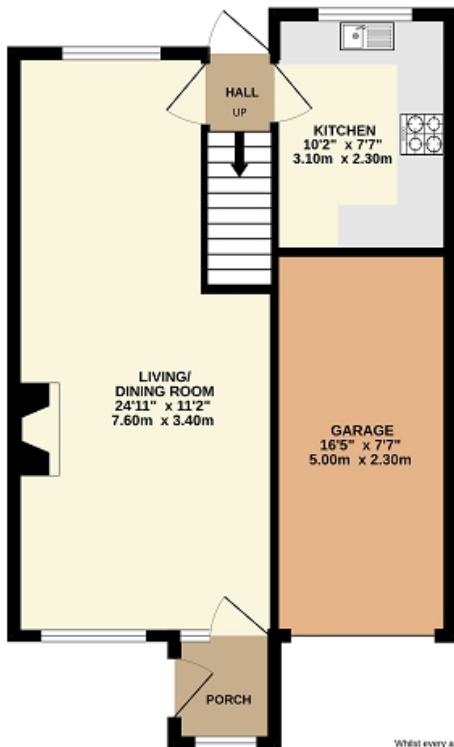
Council Tax

Band C

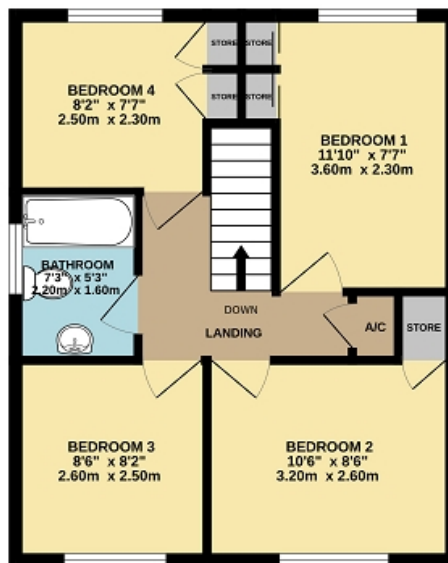




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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.