



BRAMBLES

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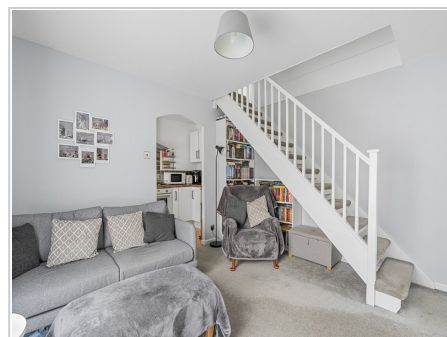
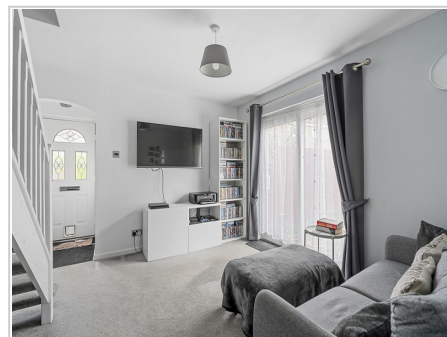
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Devonshire Gardens,
Bursledon,
Southampton,
Hampshire.
SO31 8HE

210,000



- Modern kitchen with integrated oven and outlook onto garden
- Cosy living room with direct access onto rear garden
- Off road parking via driveway
- Gas central heating and double glazing throughout
- Cul de sac location with close proximity to local amenities
- Secluded east facing attached garden with separate side access



Ref: PRA12533

General Description

An immaculately presented one bedroom house at the end of a cul de sac with gas central heating and secluded attached garden.

Accommodation

PORCH

Composite front door with double glazed decorative insert into porch. Fitted cupboards housing fuse board and meters. Carpet. Skirting boards. Opening to lounge.

Lounge (11' 10" x 11' 10") or (3.60m x 3.60m)

Carpet. Stairs rising to first floor. Two radiators. Skirting boards. Sliding patio doors with double glazed inserts leading to attached garden. Opening to kitchen.

Kitchen (5' 7" x 11' 10") or (1.70m x 3.60m)

Double glazed window to rear. Range of work surfaces with tiled splashback. Matching shaker style wall and base units with modern handles. Integrated single electric oven with four gas burner hob and extractor above. LED lights on kick boards. Space for fridge freezer and washing machine. Stainless steel sink and drainer with extendable chrome tap. Laminate flooring.

Landing

Continuation of carpet. Fitted wardrobes with sliding mirrored effect doors. One half housing the combination Valliant boiler. Access to loft. Doors to bedroom and bathroom.

Master Bedroom (11' 10" x 11' 5") or (3.60m x 3.47m)

Continuation of carpet. Double glazed window to rear. Radiator. Concealed wardrobe between curtain with shelving and built in hanging space. Skirting boards.

Bathroom (6' 3" x 5' 9") or (1.90m x 1.75m)

Tiled flooring. Double glazed opaque window to rear. Panelled bath with fully tiled surround, fitted shower screen, hand held attachment and rainfall effect shower above. Chrome ladder style heated towel rail. Low level WC and hand wash basin with chrome mixer tap set in modern vanity unit. Inset spot lights. Extractor fan.

GARDEN

Attached garden. Surrounded by fencing. Pedestrian gate to the side. Mainly laid to lawn. Patio area. Outside door sockets. Shingle area for outside furniture.

Other

Allocated parking with tarmac driveway to the front for one vehicle. Pathway leading to front door and side access to garden.

Eastleigh borough council tax band B- £1,635.27

Sellers position- Onward chain, need to find.

Services

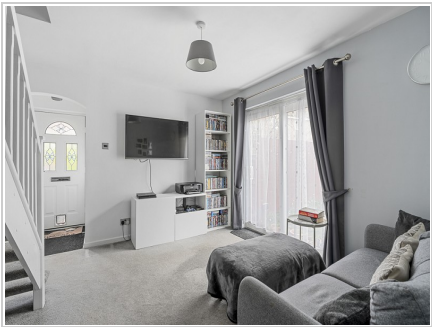
EPC Rating:72

Tenure

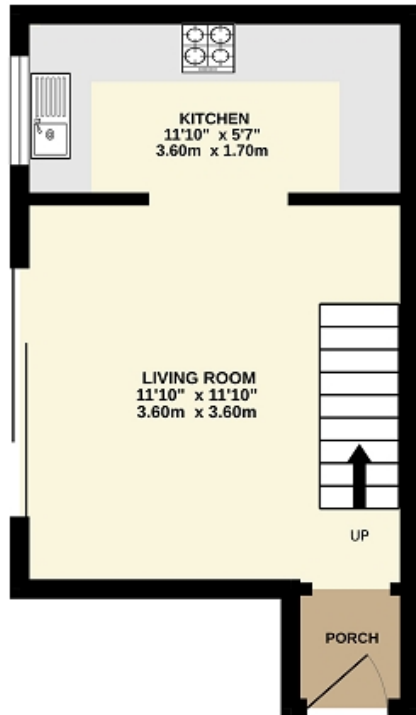
We are informed that the tenure is Freehold

Council Tax

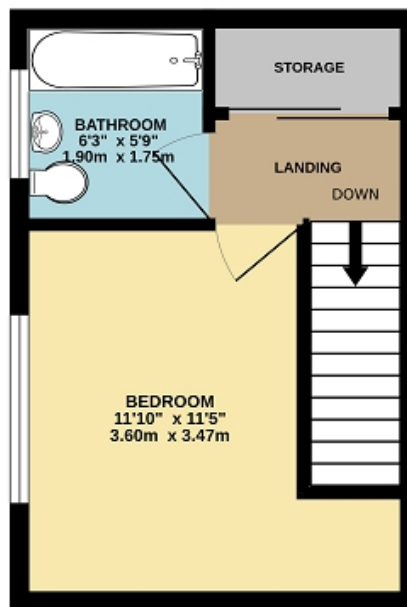
Band Not Specified



GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.6 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.