BRAMBLES

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385,000

- Sought after location of Butlocks Heath
- Three double bedrooms on the first floor
- Fantastic private garden measuring approximately 140ft in length
- Three reception rooms on the ground floor
- Cosy lounge with working log burner
- Off road parking via driveway to the front

Ref: PRA12534

Viewing Instructions: Strictly By Appointment Only

General Description

An immaculately presented three double bedroom house with a stunning secluded garden measuring approximately 140ft in length.

Accommodation

Hallway

Composite door with double glazed decorative insert into hallway. Under stairs storage cupboards with two separate doors. Stairs with carpet rising to first floor. Radiator. Laminate floor. Deep skirting boards. Oak panelled door with glass inserts into lounge.

Dining Room (9' 10" x 12' 0") or (3.0m x 3.65m)

Continuation of laminate flooring. Two radiators. Twin aspect room with double glazed windows to side and front. Skirting boards. Opening to kitchen.

Kitchen (13' 11" x 7' 10") or (4.25m x 2.40m)

Tiled flooring. Double glazed opaque window to side. UPVC door with double glazed opaque insert. Inset spot lights. Laminated work surfaces with tiled splashback. Shaker style matching wall and base units with modern chrome handles. Circular sink and drainer with chrome mixer tap. Single electric oven with four point gas hob above and extractor hood. Space for; dishwasher, washing machine and fridge freezer. Radiator. Coving. Skirting boards. Open archway to rear hallway.

REAR HALLWAY

Laminate flooring. Door to WC. Multi-pane door to sun room.

W.C (7' 0" x 7' 7") or (2.13m x 2.30m)

Previously a downstairs shower room with plumbing and space to put to reinstate as a shower room or utility room. Laminate flooring. Double glazed opaque window to side. Low level WC in concealed cistern. Tiled walls. Pedestal hand wash basin. Radiator. Skirting boards.

Lounge (13' 11" x 11' 6") or (4.25m x 3.50m)

Deep moulded skirting boards. Two radiators. Carpet. Coving. Central working cast log burner in tiled hearth and with oak mantelpiece.

Sun Room (7' 7" x 10' 10") or (2.30m x 3.30m)

Laminate flooring. Double glazed windows to rear and side. Roof replaced in approximately 2021. French doors with double glazed inserts leading to garden. Radiator. Skirting boards.

Landing

Continuation of carpet. Skirting boards. Double glazed window to front. Door to large storage cupboard (previous airing cupboard). Access to loft with pull down ladder, loft has power, lighting and Velux window to the rear. Radiator. Doors to all rooms on first floor.

Bedroom 1 (9' 10" x 11' 11") or (3.0m x 3.63m)

Twin aspect room with double glazed windows to front and side. Radiator. Carpet. Skirting boards.

Bedroom 2 (10' 3" x 11' 6") or (3.13m x 3.50m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Skirting boards.

Bedroom 3 (10' 3" x 8' 1") or (3.13m x 2.46m)

Carpet. Coving. Radiator. Double glazed window to rear overlooking garden. Skirting boards.

Bathroom (5' 7" x 7' 3") or (1.70m x 2.20m)

Tiled flooring and walls. Panelled bath with shower screen, fitted attachment and tiled surround. Double glazed opaque window to side. Low level WC. Modern ladder style heated towel rail. Pedestal hand wash basin with chrome mixer tap. Wall mounted mirrored vanity unit. extractor fan.

GARDEN

Measuring approximately 140ft in total with an extended patio with outside lighting. Secure gate to the side leading to front. Pathway leading down the garden with laid to lawn areas to both sides. Flower bedding with mature shrubs and flowers to borders. Garden shed on concrete base. Outbuilding constructed in 2022 currently used as home gym but with power suitable as a home office if needed. Further garden to the rear with raised sleepers.

Other

Tarmac driveway to the front. Step upto front door.

Eastleigh borough council tax band C- £1,947.58
Sellers position- Need to find, onward chain.

Services

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified












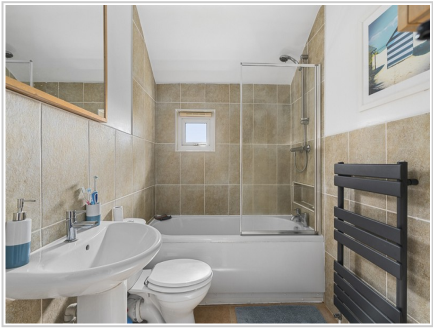





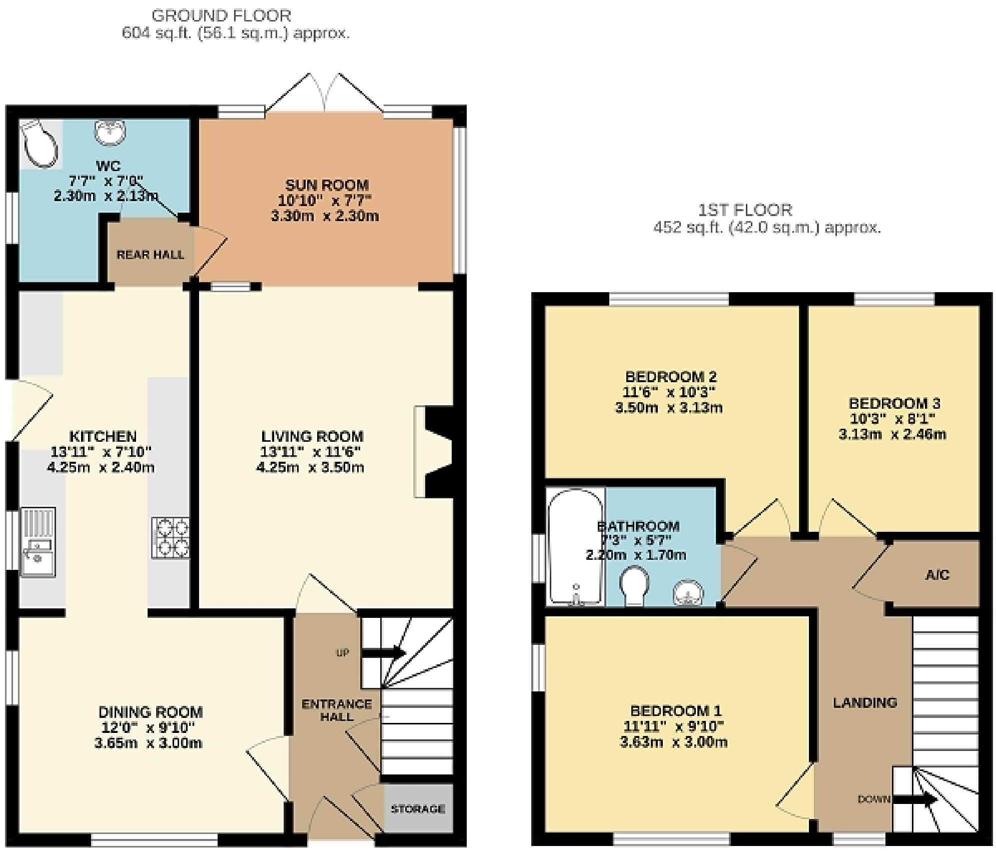

TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

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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