



BRAMBLES

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Sunnyfield Rise,
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SO31 8FA

280,000



- Two double bedrooms on the first floor
- Downstairs WC
- Single garage with off road parking directly in front
- Cul de sac location within walking distance to Lowford village
- Gas central heating and double glazing throughout
- West facing rear garden benefitting from the evening sun!



Ref: PRA12535

General Description

A must see! Located in a popular cul de sac in Bursledon with two double bedrooms, a downstairs WC and a single garage.

Accommodation

Hallway

Composite door with double glazed decorative insert into hallway. Doors to all rooms on ground floor. Radiator. Carpet. Stairs to first floor. Moulded skirting boards. Coving.

W.C

Extractor fan. Moulded skirting boards. Radiator. Wall mounted corner hand wash basin with tiled surround. Low level WC.

Kitchen (11' 2" x 6' 3") or (3.40m x 1.90m)

Laminate flooring. Double glazed windows to side and front. Stainless steel sink and drainer with chrome taps. Work surface with tiled splashback. Matching wall and base units. Space for white goods including; slim line dishwasher, washing machine and fridge freezer. Four gas burner hob with extractor above. Integrated new electric oven. Worchester wall mounted boiler concealed with wall unit. Moulded skirting boards. Radiator.

Living Room (15' 5" x 12' 10") or (4.71m x 3.91m)

Double glazed windows to side. Radiator. UPVC French doors with double glazed inserts leading to west facing garden. Moulded skirting boards. Coving. Carpet. Door to under stairs cupboard with shelving and hanging.

Landing

Continuation of carpet. Doors to all rooms on first floor. Access to loft. Door to airing cupboard with shelving.

Bedroom 1 (11' 7" x 12' 10") or (3.52m x 3.91m)

Double glazed window to rear. Radiator. Carpet. Moulded skirting boards. Storage area in alcoves of room to create wardrobe space.

Bedroom 2 (8' 10" x 12' 10") or (2.70m x 3.91m)

Double glazed window to front and side. Radiator. Moulded skirting boards. Carpet.

Bathroom (6' 7" x 6' 3") or (2.0m x 1.90m)

Double glazed opaque window to side. Carpet. Panelled bath with tiled surround, shower attachment, shower curtain and rail. Low level WC. Extractor fan. Pedestal hand wash basin with chrome taps. Moulded skirting boards. Radiator.

GARDEN

Extended decking area. Borders enclosed by fencing. Laid to lawn area and further decking at the rear of the garden to capture the morning sun. Side access via pedestrian gate.

GARAGE (16' 9" x 8' 8") or (5.10m x 2.63m)

Up and over door to front.

Other

Enclosed front garden with picket fence surrounding, wooden steps with hand rail leading to front door. Side access to garden. Parking in front of single garage.

Eastleigh borough council tax band C- £1,868.88
Sellers position- Onward chain, need to find.

Services

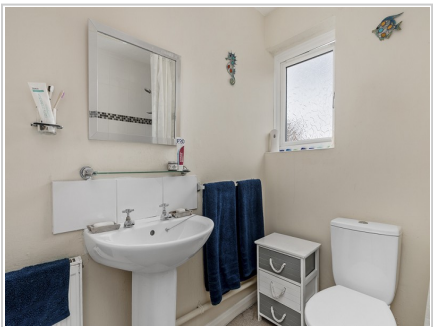
EPC Rating:75

Tenure

We are informed that the tenure is Freehold

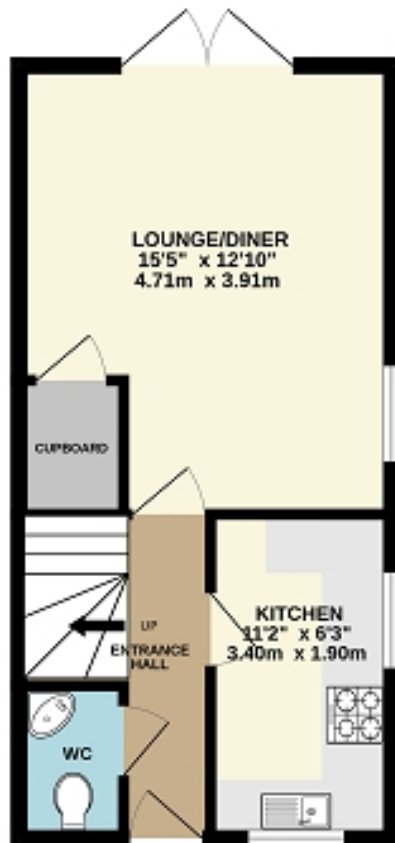
Council Tax

Band Not Specified

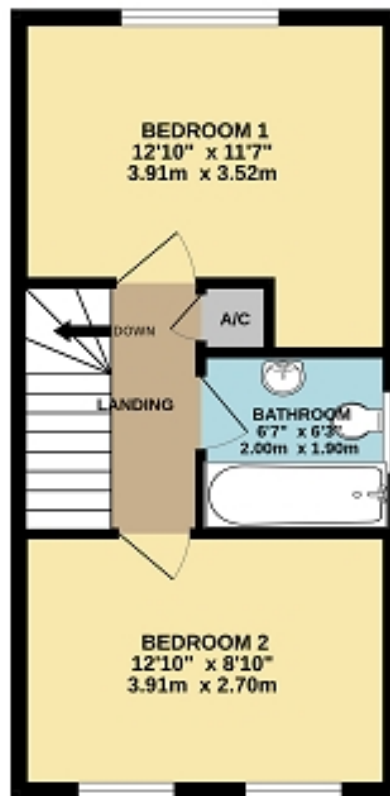




GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.