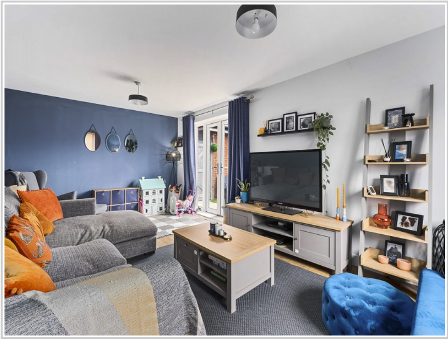
Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200
enquries@brambles-estateagents.com
www.brambles-estateagents.com

BRAMBLES

Parsons Avenue,
Bursledon,
Southampton,
Hampshire.
SO31 8PB

465,000



- Remaining years on NHBC guarantee
- South facing landscaped garden
- Off road parking with driveway and single garage
- Modern kitchen with quartz work surfaces and integrated appliances
- Solar panels
- Close proximity to motorway access and walking distance to local amenities

Ref: PRA12537

Viewing Instructions: Strictly By Appointment Only

General Description

Built in 2020 by Taylor Wimpey this four double bedroom house has a south facing private garden to the rear which has been landscaped by the current owners.

Accommodation

Hallway (15' 7" x 5' 11") or (4.75m x 1.81m)

Composite door into hallway. Moulded skirting boards. Radiator. Stairs rising to first floor with under stairs storage cupboard. Tiled flooring.

W.C (6' 1" x 4' 9") or (1.85m x 1.45m)

Continuation of tiled flooring. Low level WC in concealed cistern. Inset spot lights. Extractor fan. Pedestal hand wash basin with chrome mixer tap and tiled surround. Radiator. Part tiled walls. Moulded skirting boards.

Living Room (20' 0" x 11' 3") or (6.10m x 3.43m)

Amtico flooring. Twin aspect with double glazed windows to front and side. UPVC French doors opening to garden. Two radiators. Moulded skirting boards.

KITCHEN DINING ROOM (20' 0" x 11' 8") or (6.10m x 3.56m)

Tiled flooring continued from hallway. Open plan kitchen and dining room with twin aspect double glazed windows to side and front. Shaker style matching wall and base units with chrome fittings. Breakfast bar with additional storage units. Quartz work surfaces with part tiled and part continued quartz splashback. Under cabinet lighting and kick board lighting. Integrated appliances including; eye level electric oven and grill, five gas burner hob with extractor, dishwasher and fridge freezer. Under mounted ceramic sink with chrome mixer tap. Inset spot lights. Wall units housing boiler. Opening to utility.

UTILITY (5' 5" x 6' 7") or (1.64m x 2.0m)

Continuation of tiled flooring. Composite door with double glazed opaque insert to driveway at the rear. Base unit. Integrated washing machine. Quartz surfaces. Radiator.

Landing

Continuation of carpet. Access to loft with power and lighting from pull down ladder. Door to airing cupboard housing pressurised hot water tank and storage.

Bedroom 1 (10' 1" x 11' 6") or (3.07m x 3.51m)

Carpet. Double glazed window to side overlooking garden. Radiator. Moulded skirting boards. His and hers built in wardrobes with double doors to both. Door to en suite.

EN - SUITE (4' 6" x 6' 6") or (1.36m x 1.97m)

Tiled flooring and fully tiled walls. Extractor fan. Pedestal hand wash basin with chrome mixer tap. Low level WC. Double width shower with fitted attachment. Inset spot lights. Chrome ladder style heated towel rail.

Bedroom 2 (10' 1" x 11' 8") or (3.07m x 3.56m)

Carpet. Double glazed window to side. Moulded skirting boards. Built in wardrobe. Radiator.

Bedroom 3 (9' 11" x 8' 4") or (3.03m x 2.54m)

Carpet. Double glazed windows to front and side. Moulded skirting boards. Built in wardrobe. Radiator.

Bedroom 4 (7' 7" x 11' 0") or (2.31m x 3.35m)

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

Bathroom (6' 0" x 7' 0") or (1.82m x 2.13m)

Tiled flooring and fully tiled walls. Panelled bath with centralised mixer tap. Fitted shower screen and attachment. Large mirror above bath. Extractor fan. Inset spot lights. Moulded skirting boards. Chrome ladder style heated towel rail. Pedestal hand wash basin with chrome mixer tap. Low level WC in concealed cistern.

GARAGE (20' 0" x 9' 10") or (6.10m x 3.0m)

Up and over door. Pitched roof providing additional storage. Power and lighting.

GARDEN

South facing landscaped garden. Pedestrian gate leading to driveway. Decking area for outdoor furniture. Artificial laid to lawn. Outdoor power points. Extended patio and additional shingled patio at the rear.

Other

Eastleigh borough council tax band E- £2,569.71
Seller position- Onward chain, need to find.
Solar panels- Owned but not yet connected.

Services

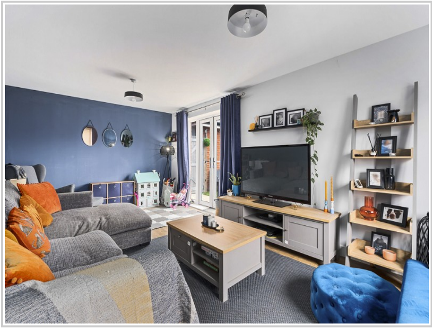
EPC Rating:88

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

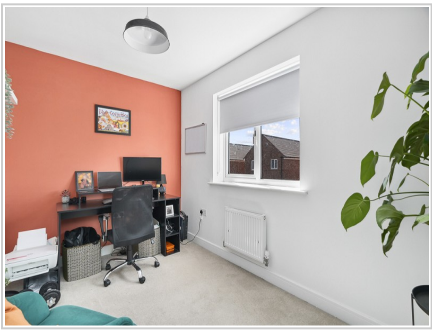








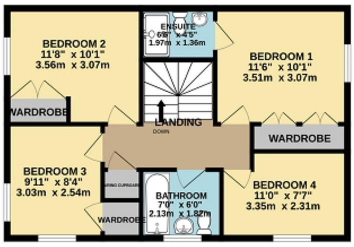






GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.1 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.

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.