



BRAMBLES

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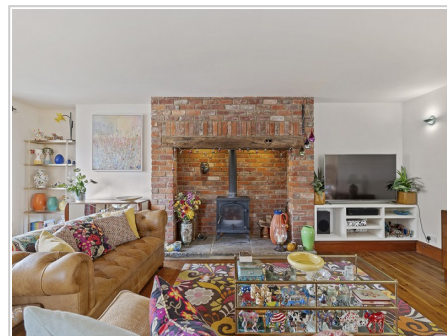
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Hungerford,
Bursledon,
Southampton,
Hampshire.
SO31 8DF

525,000



- Character features throughout including; inglenook fireplace and exposed floorboards, bay windows and many more!
- Expansive garden with mature plants, flower beds, various seating areas and a manicured lawn



Ref: PRB10682

General Description

Nestled in the historic village of Hungerford in Old Bursledon, this delightful two-bedroom semi-detached home is brimming with character and boasts a stunning garden retreat.

Accommodation

PORCH (5' 7" x 6' 7") or (1.70m x 2.0m)

Wooden panelled door with multi pane insets into porch. Double glazed multi pane windows with varnished wood to front and side. Radiator. Stripped and varnished floorboards and moulded skirting boards. Door with multi pane window into reception room.

Living Room (22' 4" x 17' 1") or (6.80m x 5.20m)

A stunning room with the large brick Inglenook fireplace, a wood burning stove and stone hearth being the main focal point of the room. Stripped and varnished floorboards and moulded skirting boards. Deep bay window to the front with varnished wooden double glazed multi pane windows to front. Two radiators. Carpeted stairs rising to first floor. Varnished wooden double glazed multi pane window to side. Double doors leading to Kitchen/dining room.

KITCHEN/DINING ROOM (14' 7" x 18' 2") or (4.45m x 5.54m)

Large, light and airy room with French doors with windows either side leading to the decking area and in turn the stunning rear gardens. Light oak flooring. Large range of fitted base and high level wall units incorporating plate rack, pull out larder and integrated dishwasher, fridge, freezer and Rangemaster cooker. One and half sink and drainer with mixer taps. Complimentary tiling splashback. Moulded skirting boards. Varnished wooden double glazed window to gardens. Inset spots. Door with chrome fittings leading to utility room

UTILITY (3' 7" x 9' 10") or (1.10m x 3.0m)

Tiled flooring. Space and plumbing for washing machine. Space for further appliance and shelving.

Landing

Wooden varnished double glazed multi pane window to side. Airing cupboard housing hot water tank and shelving. Inset spots. Moulded skirting boards. Radiator.

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

Panelled door with wrought iron fittings. Varnished wooden double glazed multi pane windows to front. Fitted carpet. Two large, deep double fitted wardrobes. Additional mirrored fitting wardrobe with fitted shelving to side. Moulded skirting boards. Radiator. Panelled door with wrought iron fittings to ensuite shower room.

EN-SUITE (5' 7" x 6' 3") or (1.70m x 1.90m)

Varnished wooden double glazed multi pane window to front. Moulded skirting boards. Radiator. Electric wall mounted heater. Inset spots. Low level w.c. Wash hand basin set in vanity unit with chrome mixer taps. Step up to enclosed tiled shower cubicle. Fitted mirror with shelving behind.

Bedroom 2 (10' 10" x 10' 4") or (3.30m x 3.14m)

Panelled door with wrought iron fittings. Wooden varnished double glazed multi pane window overlooking garden. Fitted carpet. Radiator. Moulded skirting boards. Double fitted wardrobe. Fitted shelving to alcove.

Shower Room (4' 3" x 8' 5") or (1.30m x 2.56m)

Varnished wooden double glazed multi pane windows to garden. Radiator. Moulded skirting boards. Wall mounted electric heater. Lovely, complimentary part tiled walls. Inset spots. Low level wc. Wall mounted wash hand basin with chrome mixer taps. Large tiled shower cubicle with Mira shower.

LOFT ROOM

Panelled door with wrought iron fittings from landing. Stairs up to attic space currently utilised as further storage. Two double glazed velux windows.

GARDEN

A very special, private and unique garden with two truly delightful patio/ eating/entertaining areas. There is a gazebo decking area directly from the kitchen dining room. A large lawned area with an abundance of fruit trees and mature shrubs with a second circular elevated patio area overlooking the rear of the property. There is a large workshop that has power and lighting and could be utilised as office space. Attached storage shed. Additional storage with a covered storage area and gates leading to further storage including secure log store. There is a gate leading to the front of the property to the shingle driveway offering generous parking.

Other

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

Services

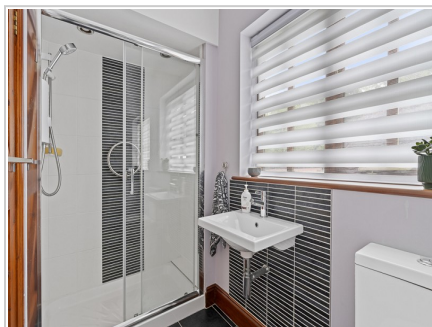
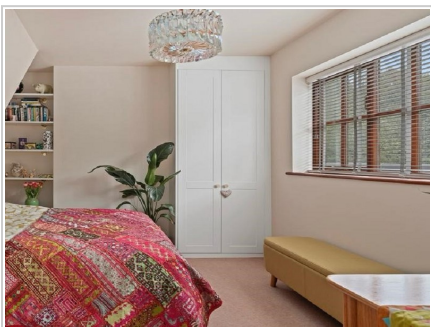
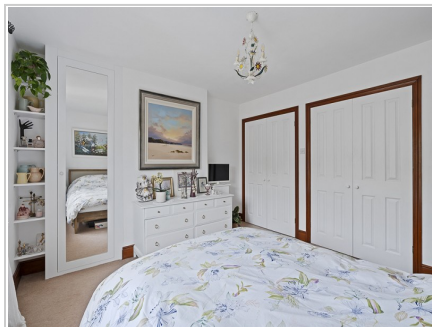
EPC Rating:71

Tenure

We are informed that the tenure is Freehold

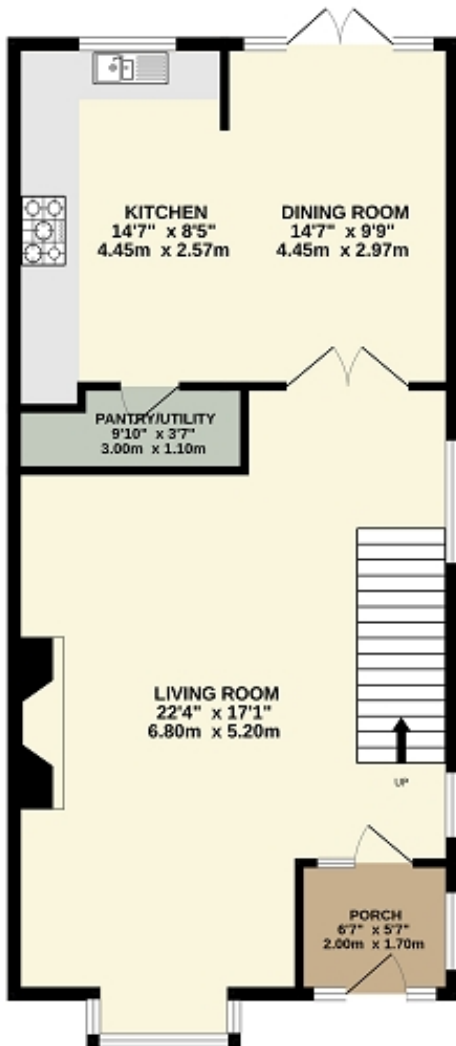
Council Tax

Band Not Specified

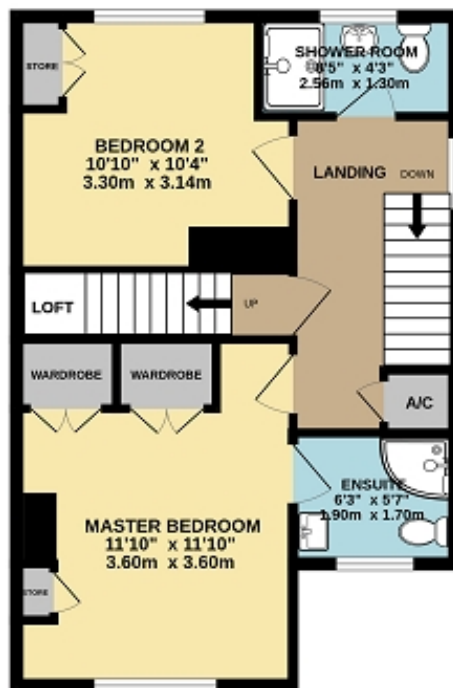




GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.