



BRAMBLES

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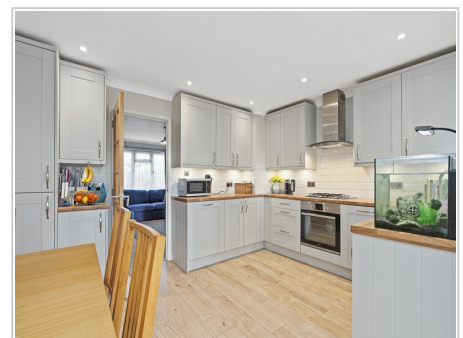
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Lionheart Way,
Bursledon,
Southampton,
Hampshire.
SO31 8HF

320,000



- Three reception rooms on the ground floor
- Modern open plan wren kitchen with integrated appliances
- Ample parking with driveway and single garage
- South facing secluded garden with raised decking
- Master bedroom with built in wardrobes
- Walking distance to Lowford village with public transport



Ref: PRB10686

Viewing Instructions: Strictly By Appointment Only

General Description

A spacious three bedroom home with three reception rooms on the ground floor including a newly fitted Wren kitchen dining room and sunny south facing garden to the rear.

Accommodation

Front Garden

Tarmac driveway leading down side of property to garage, shingle area with raised wooden raised flower beds and picket fencing around, concrete path leading from drive to front door.

PORCH

Entrance via UPVC double glazed front door with inset opaque glass panels. Coir matting, moulded skirting, shelving, space for hanging coats, low level cupboards housing Electric meter and RCD breakers and gas meter.

Lounge (14' 1" x 13' 5") or (4.30m x 4.10m)

UPVC double glazed window to front aspect, double radiator beneath window with own thermostat, coving with wall hung lights, stair case to first floor with storage cupboard beneath, carpet.

KITCHEN DINING ROOM (10' 6" x 13' 5") or (3.20m x 4.10m)

Access via solid oak glass panelled door, brand new Wren kitchen, built in Dishwasher, washing machine, Fridge/freezer with Under counter electric fan oven and 4 burner gas hob with extractor fan above, single sink and draining with chrome mixer tap, work surfaces with tiled splash back surround, matching wall and base units, pull out bin draw, laminate flooring, radiator with thermostat, UPVC double glazed french doors to conservatory. space for dining table.

Conservatory (9' 10" x 12' 8") or (3.0m x 3.85m)

UPVC double glazed windows, with UPVC French door leading to garden, carpet, radiator with thermostat.

Landing

Access via stairs from first floor with carpet to flooring, access to all upstairs rooms, airing cupboard with Worcester combi boiler fitted 2017. loft access with pull down ladder and partially boarded. wooden banister rail with moulded spindles and Newell posts.

Bedroom 1 (8' 6" x 11' 2") or (2.60m x 3.40m)

UPVC double glazed front aspect window, radiator beneath with own thermostat, coving, moulded skirting boards, carpet, built in double wardrobe with full width hanging rail and draws.

Bedroom 2 (9' 6" x 5' 11") or (2.90m x 1.80m)

UPVC double glazed window to rear aspect, radiator beneath with thermostat, coving, moulded skirting boards carpet.

Bedroom 3 (6' 7" x 7' 3") or (2.0m x 2.20m)

UPVC double glazed window to rear aspect, radiator with thermostat, moulded skirting boards, carpet.

Bathroom (6' 3" x 7' 3") or (1.90m x 2.20m)

UPVC double glazed opaque window to side aspect, extractor fan, coving, panelled bath with rain effect shower and hand shower above, tiled surround, hand wash basin set in modern vanity unit, low level WC with built in cistern.

GARDEN

South facing aspect. Access either from the conservatory french doors or via double side gates, composite decking and laid to lawn area. Secluded storage shed. Access to garage.

GARAGE (17' 5" x 9' 3") or (5.30m x 2.82m)

Up and over style door for access, electric and lighting. Additional storage in eaves due to pitched roof.

Services

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

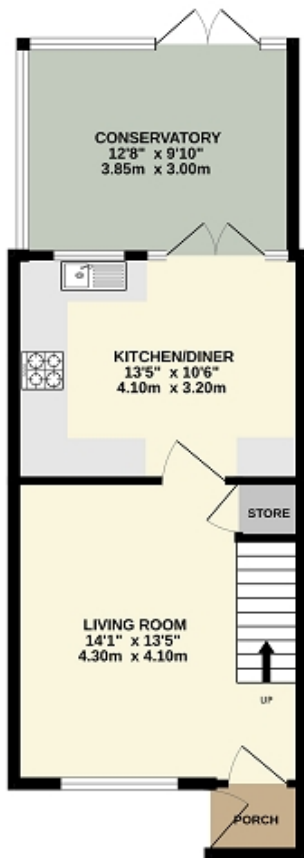
Council Tax

Band Not Specified

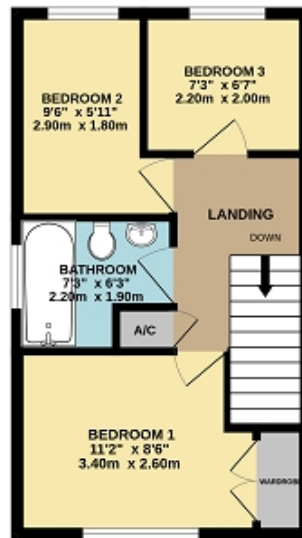




GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.