



BRAMBLES

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Lionheart Way,
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SO31 8HF

289,950



- Well presented throughout
- Gas central combination boiler and double glazing
- No forward chain
- Three bedrooms and family bathroom
- Lounge and separate dining area
- Nice garden to the rear with shed and further storage unit



Ref: PRB10703

General Description

A well presented three bedroom semi detached property with a driveway and offered with no forward chain. Located in the popular residential location of Bursledon Green, within easy access to Tesco Superstore and public transport.

Accommodation

Hallway

Upvc door with double glazed opaque fan inset into hallway. Double glazed window to front. Coving and skirting boards. Laminate style wood flooring. Part panelled and opaque glass door to lounge.

Lounge

Continuation of laminate style wood flooring. Double glazed bay window to front. Two radiators. Carpeted stairs rising to first floor. Opening to dining area.

Dining Room

Continuation of laminate style wooden flooring. Radiator. Double glazed patio doors to garden. Under stairs storage cupboard. Double panelled folding doors to kitchen.

Kitchen

Range of fitted wall and base units incorporating electric single oven and four gas hob burner with extractor above. Double glazed window to garden. Stainless steel sink and drainer with mixer taps. Work surfaces. Space for washing machine and dishwasher. Space for fridge/freezer. Tiled splashback area.

Landing

Carpeted stairs rising to first floor. Access to loft.

Bedroom 1

Double glazed window overlooking the front. Fitted carpet. Radiator. Double fitted wardrobe with hanging and shelving. Airing cupboard housing Vaillant central heating combination boiler and shelving.

Bedroom 2

Double glazed window to garden. Fitted carpet. Radiator.

Bedroom 3

Double glazed window to garden. Fitted carpet. Radiator.

Bathroom

Double glazed opaque window to side. Low level w.c. Panelled bath with electric shower. Wash hand basin with cupboards below and fitted cupboards to side. Low level w.c. Radiator. Chrome ladder style heated towel rail. Extractor fan. Part tiled walls.

GARDEN

To the rear of the property the garden has a small patio area and is mainly laid to lawn. Access to front. Shed and storage unit.
To the front is a driveway for parking for several cars.

Other

Eastleigh borough council tax band B- £1,635.27
Sellers position- No forward chain.

Services

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

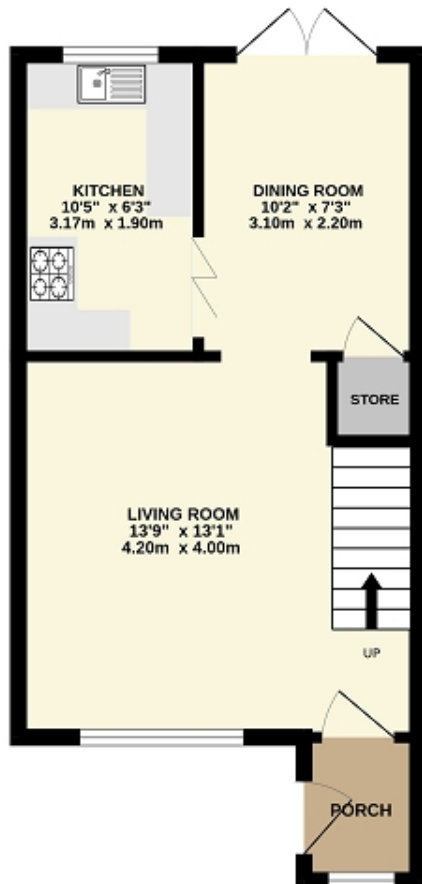
Council Tax

Band Not Specified

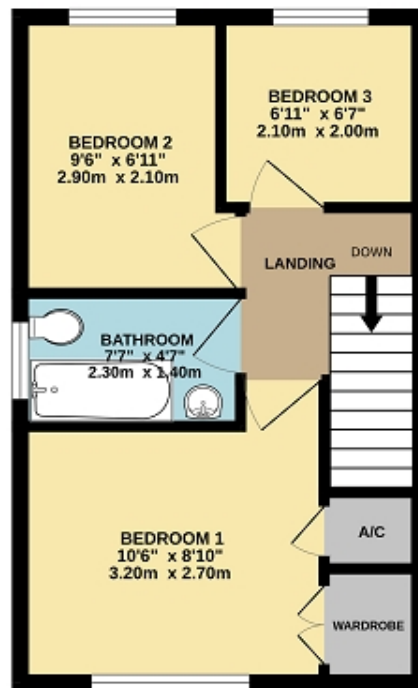




GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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.