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Eastleigh Borough Council tax band D Approx. £1902.10

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

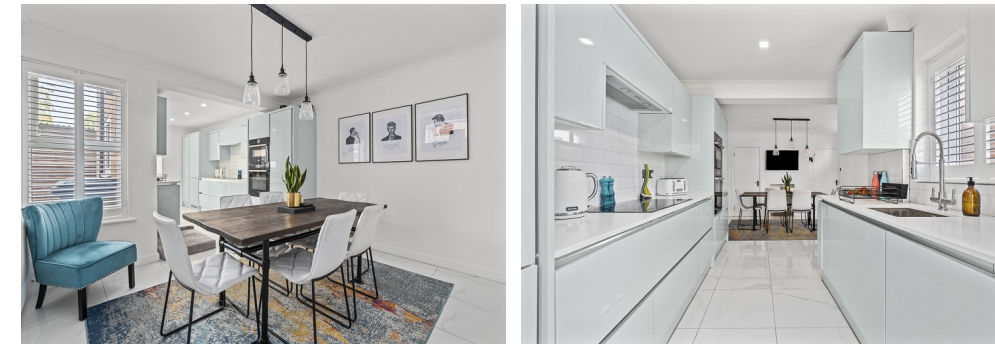
Pound Road, Bursledon, SO31 8FE

3 Bedrooms - 1 Bathroom

The perfect combination of new and old - character features with open plan kitchen/dining/family room and refitted traditional style bathroom

FEATURES

- Family friendly open plan kitchen/dining/ family room plus separate reception
- The perfect party house - just make sure you're home in time for last orders in the bar!
- Two of the three bedrooms are doubles and all offer fitted wardrobes
- The part converted garage space is an ideal den for the teenagers or office for home workers
- Long rear garden with patio area and raised decking for the garden furniture
- Glamorous bathroom with freestanding bath and traditional fittings





This three bedroom semi-detached house has been vastly improved and adapted by the current owners who have created a superb family home and one which definitely needs to be seen to be appreciated! To the front of the property a cosy living room with bay window and feature fireplace (not in use) will be the perfect space to retire to of an evening. Across the hall the refitted open plan kitchen/dining/family room offers a sociable space which modern families will love. Whether its day to day living or hosting dinner parties this contemporary layout will serve you well. Beyond the kitchen, which is fitted with a selection of high gloss units and Bosch integrated appliances, a ground floor cloakroom for convenience and a door out to the covered bar area and where the party will really get started! A built in bar space for the snooker table and garden furniture will make you the envy of all your friends not to mention host for all future get togethers! The garage has been part converted to create a snug for the youngsters but would make an equally handy office for those who work from home.

The first floor previously four bedrooms now comprises three bedrooms - two doubles and a single and all benefit from fitted wardrobes/cupboards. The glamorous family bathroom is fitted with a modern suite including a free standing bath with rain shower over. The garden is a great size and mainly laid to lawn. There's a patio with an outside built in kitchen and decked rear to the furthest point which were told benefits from sunshine throughout the day during the summer.

The property is conveniently situated just across the road from St George V playing fields a lovely walk for those with dogs. The Plough Inn is just a couple of minutes on foot and M27 motorway east and westbound connections just over a mile away.



Master Bedroom (12' 4" x 12' 0") or (3.75m x 3.66m)

Coving to textured ceiling UPVC double glazed window to front built in wardrobes radiator.

Bedroom 2 (12' 4" x 8' 5") or (3.75m x 2.57m)

Coving to textured ceiling with inset spotlights UPVC double glazed window to rear and side built in wardrobe 2 x radiators.

Bedroom 3 (9' 1" x 6' 0") or (2.78m x 1.83m)

Coving to plain plastered ceiling UPVC double glazed window to side over stairs cupboard.

Bathroom (9' 1" x 5' 8") or (2.78m x 1.73m)

Coving to textured ceiling UPVC double glazed obscured window to rear. Freestanding bath with mixer taps and shower attachment. Separate overhead rain shower with rail and curtains. Traditional style radiator and towel rail low level WC vanity unit with inset wash hand basin and mixer tap part tiled walls laminate flooring.

Garden

Bar area -
Patio area with wooden structure with poly carbonate roof and weatherproof side screens separate electric consumer unit power and light. Built in bar to remain (beer pump to be removed).

Garden -

Enclosed by panel fencing mainly laid to lawn with decked area to rear wooden shed and climbing frame to remain.

Garage

Part converted with snug room Plain plastered ceiling UPVC double glazed window to side and door to garden.



Storage area with power and light and door to garden.

Leasehold Details

This property is leasehold although no from of payment is currently required. Part of Chamberlayne Estates.



Hall

Textured ceiling stairs to first floor landing inset coir matting.

Lounge (14' 11" x 12' 6") or (4.55m x 3.81m)

Coving to plain plastered ceiling with inset spotlights traditional low level radiator box bay window to front with UPVC double glazed windows dis-used fireplace with floating wood mantle and tiled hearth.

Kitchen/Family/Dining room;

Dining area (12' 5" x 11' 11") or (3.79m x 3.63m)

Coving to plain plastered ceiling UPVC double glazed windows to side and rear with fitted shutters tiled flooring. Dis-used fireplace under stairs storage cupboard. Open to;

Kitchen area (12' 3" x 8' 4") or (3.74m x 2.55m)

Coving to plain plastered ceiling Selection of high gloss wall and base units with quartz worktop over. UPVC double glazed windows to side with fitted shutters. Undermounted stainless steel sink with drainer grooves inset to worktop. Integrated Bosch appliances including washing machine dishwasher double electric combination oven with microwave and five ring induction hob with fume hood over radiator. Tiled splashback continuation of tiled floor. Door to garden.

Cloakroom (7' 1" x 3' 1") or (2.17m x 0.94m)

Plain plastered ceiling in part poly carbonate roof to remainder. UPVC double glazed obscured window to rear. Vanity unit with inset wash hand basin and mixer tap low level WC with push button flush traditional style radiator part tiled walls continuation of tiled flooring.

Landing

Coving to textured ceiling loft hatch with drop down ladder exposed floorboards.



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