



ASKING PRICE

£410,000

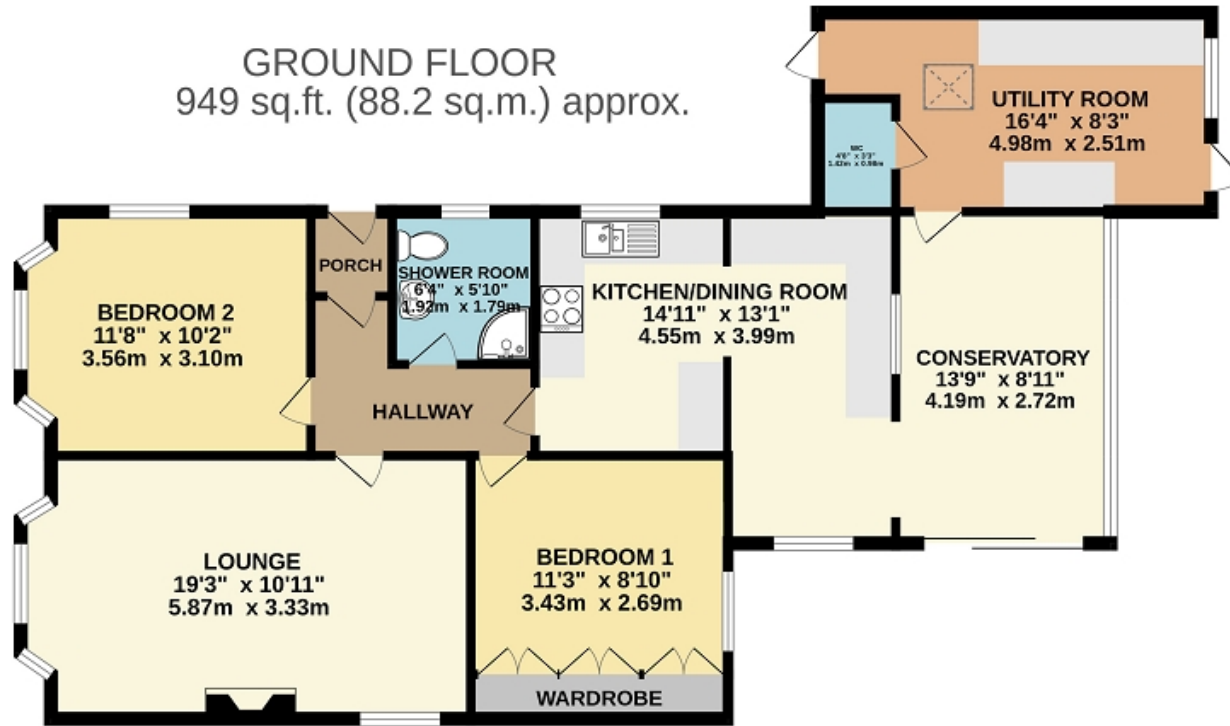
Freehold

Bridge Close, Bursledon, SO31 8AN

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.
While 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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Bridge Close, Bursledon, SO31 8AN

2 Beds - 1 Baths

An extended and modernised two double bedroom bungalow in a cul de sac location with beautiful landscaped gardens with a peaceful outlook onto woodlands.

FEATURES

- Two double bedrooms with the master bedroom with an outlook onto the garden and woodlands
- Modern extended kitchen with ample work surfaces
- No forward chain
- Conservatory overlooking garden with access to utility room
- Converted garage currently used as utility and separate WC
- Landscaped garden to the rear with side access



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (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.

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Bursledon | Warsash | Mayfair



A covered porch greets you at the front before entering the hallway from a composite door. The hallway provides access to both bedrooms, the shower room, lounge and kitchen. Both bedrooms are spacious enough to fit double beds, the master overlooks the landscape garden and has full width built in wardrobes. With a bay window to front to let in ample natural light and a stunning marble fireplace in the centre of the room the lounge is the ideal evening retreat. Leading to the rear of the property there is an extended kitchen with plenty of storage cupboards and work surface spaces with integrated appliances as well, the extended part of the kitchen is spacious enough to fit a dining room table and leads onto the conservatory which during the day would provide a lovely outlook onto the rear garden. An internal door leads to the converted garage and with an additional WC.

The property is located in the popular area of Bursledon within close proximity to The River Hamble and an array of beautiful walks including Manor Farm and many more. Another attraction of the Bursledon location is the fantastic motorway and commuter access into Southampton city centre. With no forward chain the property is a must see to appreciate the accommodation on offer!

Eastleigh borough council Tax Band D- Approx £2,006.01 per year



Tucked away in the corner of a cul de sac this detached bungalow has been extended and improved in various ways for any new owners to enjoy. Upon approach to the property is the spacious driveway with a laid to lawn area to the side, the driveway offers parking for multiple vehicles. There is also access to the converted garage which is currently used as a utility room, ideal to use if returning from a muddy walk with external access.

Porch

UPVC door with double glazed opaque insert into porch. Tiled flooring. Inset spot light. Composite door with decorative inset into hallway.

Hallway

Carpet. Coving. Skirting boards. Access to loft.

Lounge (19' 3" x 10' 11") or (5.87m x 3.33m)

Multi-pane panelled door into room. Carpet. Twin aspect with opaque double glazed window to side and double glazed bay window to front. Two radiators. Coving. Skirting boards. Modern electric fireplace with marble hearth and surround with mantelpiece above.

Kitchen (14' 11" x 13' 1") or (4.55m x 3.99m)

Laminate flooring. Range of matching wall and base units. Wood effect work surfaces with tiled surround. Worcester combination boiler concealed in wall unit. Ceramic sink and drainer with chrome mixer tap. Integrated eye level electric oven with grill above, Bosch four gas burner hob with extractor fan. Pull out larder. Double glazed window to side. Opening to extension of kitchen with additional double glazed window to side. Radiator. Opening to conservatory and additional wall and base units with space for fridge.

Conservatory (8' 11" x 13' 9") or (2.72m x 4.19m)

Opening from kitchen. Door leading through to utility room and WC. UPVC sliding doors with double glazed inserts leading to garden. Double glazed windows to rear with outlook onto woodlands and garden. Moulded skirting boards.

Utility Room (16' 4" x 8' 3") or (4.98m x 2.51m)

Converted garage now a utility room and WC. Laminate flooring. UPVC doors to front and rear of property. Work surface with base units. Space and plumbing for washing machine and tumble dryer. Door to WC. Velux double glazed window. Inset spot lights.



W.C (3' 3" x 4' 8") or (0.98m x 1.42m)

Continuation of laminate flooring. Double glazed opaque window to front. Low level WC. Corner hand wash basin with chrome mixer tap set in modern vanity unit. Inset spot light. Extractor fan. Skirting boards.

Bedroom 1 (11' 3" x 8' 11" Min) or (3.43m x 2.72m Min)

Carpet. Double glazed window to rear overlooking garden and woodlands. Radiator. Coving. Skirting boards. Built in wardrobes.

Bedroom 2 (11' 8" x 10' 2") or (3.56m x 3.10m)

Carpet. Twin aspect room with double glazed window to side and double glazed bay window to front. Radiator. Coving. Skirting boards.

Shower Room (5' 10" x 6' 4") or (1.79m x 1.92m)

Laminate flooring. Double glazed opaque window to side. Radiator. Towel rail. Low level WC. Pedestal hand wash basin with chrome mixer tap. Tiled walls. Curved shower cubicle with fitted hand held attachment. Coving. Modern built in vanity unit. Extractor fan. Coving.

Garden

Well maintained private garden. With a patio area for seating and steps leading down to laid to lawn area with grab rails. The laid to lawn area is surrounded by a nature boundary to the rear which extends to woodlands. Flower bedding to both sides. Shed. Pedestrian gate leading to front of property.

Other

Ample off road parking to the front via recently tarmac driveway. Laid to lawn area and flower bedding.

Sellers position; No forward chain. Probate sale, currently awaiting grant of probate.



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