



ASKING PRICE

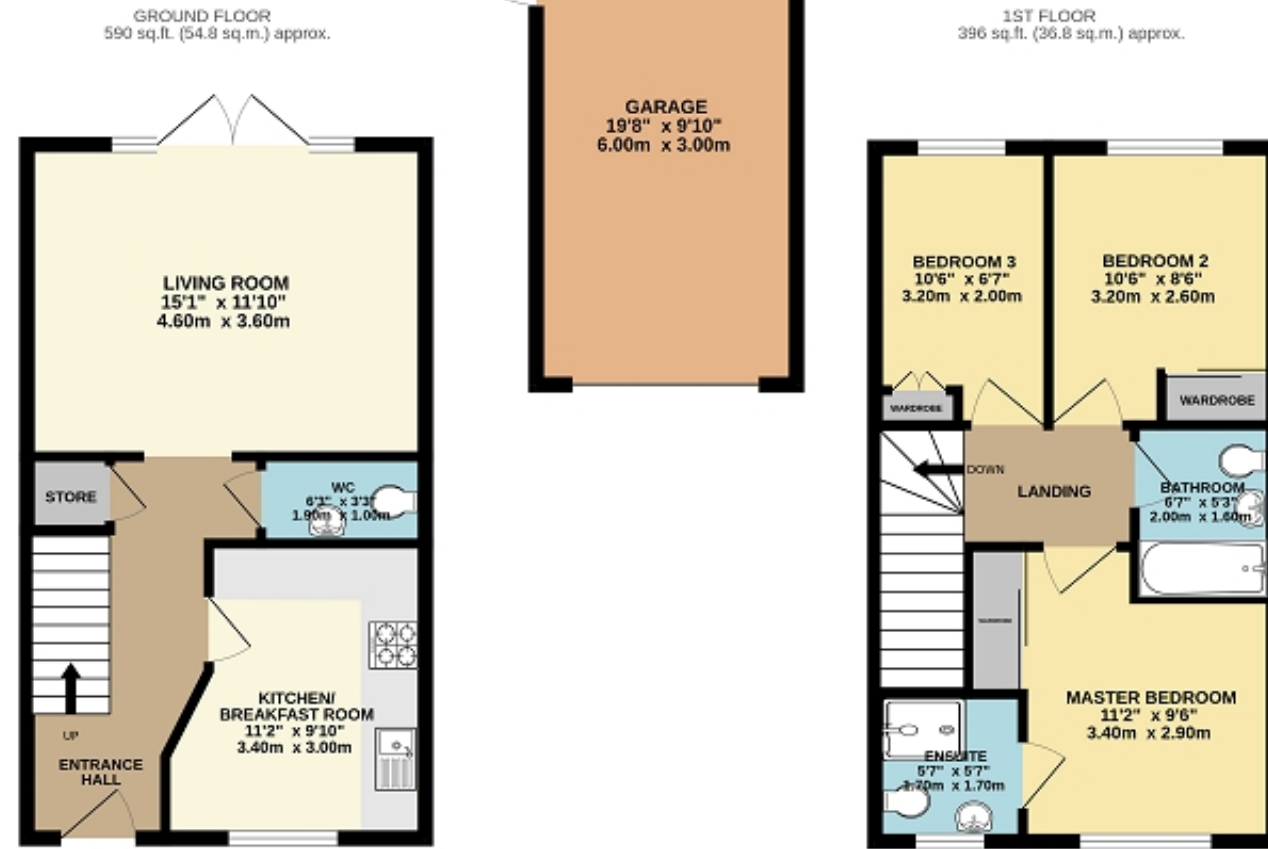
£345,950

Freehold

Bowers Drive, SO31 8LZ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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. Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(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.

Bowers Drive, Bursledon, SO31 8LZ

3 Beds - 1 Baths

A three bedroom, two bathroom semi detached property.

FEATURES

- Beautiful kitchen with integrated appliances and quartz worksurfaces
- Spacious downstairs WC
- Generous lounge dining room at the rear opening to rear garden
- Off road parking with a driveway and single garage
- Constructed by Taylor Wimpey approximately 5 years ago, still in show home condition
- Complete chain ahead
- And more...



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

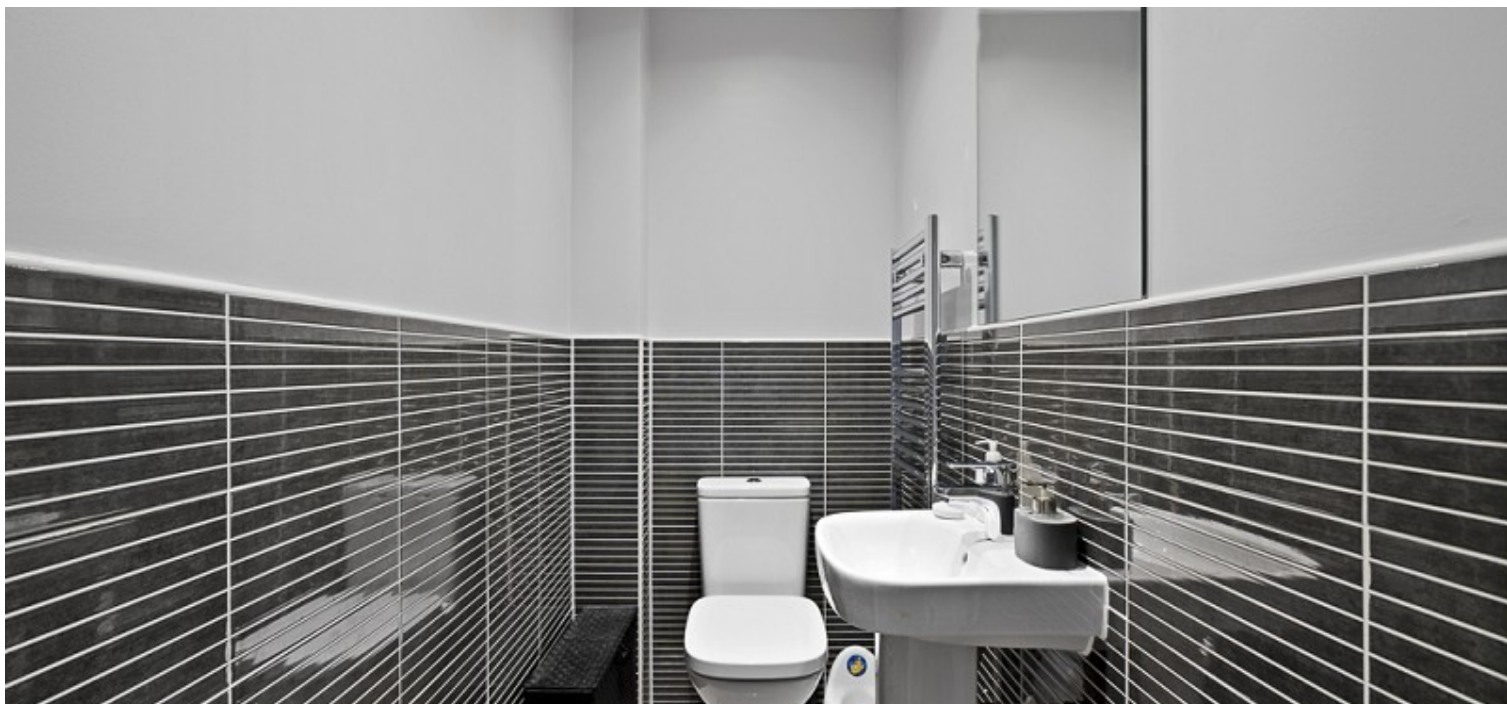
Email: enquiries@brambles-estateagents.com

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With 5 years remaining on the NHBC guarantee, along with solar panels to help reduce the monthly energy bills. The current owners purchased the property from new and have since made many improvements throughout for any new owner to enjoy including Amtico flooring, Quartz work surfaces, tiling and decoration are just some of the many benefits added.



Hallway

Composite door with double glazed opaque insert into hallway. Tiled flooring. Radiator. Stairs with carpet rising to first floor. Door to under stairs storage cupboard. Inset spot lights. Moulded skirting boards.

W.C (3' 3" x 6' 3") or (1.0m x 1.90m)

Tiled flooring. Moulded skirting boards. LED spot lights. Chrome heated towel rail. Pedestal hand wash basin. Low level W/C. Part tiled walls.

KITCHEN BREAKFAST ROOM (11' 2" x 9' 10") or (3.40m x 3.0m)

Tiled flooring. Double glazed window to front with shutters. Radiator. Matching wall and base units with quartz work surfaces and tiled splashback. Integrated appliances including; Five gas burner hob with glass splashback and extractor fan. Fridge freezer, dishwasher and washing machine. Eye level Double electric oven with grill. Under mounted sink with chrome mixer tap. Under cabinet LED lighting. Moulded skirting boards.

Lounge (11' 10" x 15' 1") or (3.60m x 4.60m)

Amtico flooring. UPVC French doors with double glazed inserts and windows either side. Radiator. Moulded skirting boards. Vertical radiator.

Landing

Access to the loft. Moulded skirting boards. Radiator.



Bedroom 1 (11' 2" x 9' 6") or (3.40m x 2.90m)

Carpet. Moulded skirting boards. Built in wardrobes. Door to en suite. Radiator. Double glazed window to front with shutters.

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

Tiled flooring. Double width shower cubicle with fully tiled surround. Double glazed opaque window to front with shutters. Pedestal hand wash basin with chrome mixer tap. Low Level WC. Chrome ladder style heated towel rail. Moulded skirting boards.

Bedroom 2 (10' 6" x 8' 6") or (3.20m x 2.60m)

Carpet. Moulded skirting boards. Double glazed window to rear. Radiator. Sliding doors opening to built in wardrobes.

Bedroom 3 (10' 6" x 6' 7") or (3.20m x 2.0m)

Amtico flooring. Double glazed window to rear overlooking garden. Featured panel wall. Built in wardrobes. Radiator. Moulded skirting boards.

Bathroom (6' 7" x 5' 3") or (2.0m x 1.60m)

Tiled flooring. Panelled bath with shower screen and attachment. Central mixer taps. Tiled walls. Pedestal hand wash basin with chrome mixer tap. Low level WC. Chrome ladder style heated towel rail. Extractor fan. Inset spot lights.

GARDEN

Extended patio. Mainly laid to lawn garden with pedestrian door to single garage.

GARAGE (19' 8" x 9' 10") or (6.0m x 3.0m)

Single up and over door to front. Pedestrian composite door with double glazed insert leading to garden. Power and lighting.

Other

Landscaped front garden with patio pathway leading to front door and laid to lawn area. Driveway parking to side for multiple vehicles and side gate opening to garden.



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