



ASKING PRICE

**£415,000**

Freehold

**Pound Road, Bursledon, SO31 8FF**

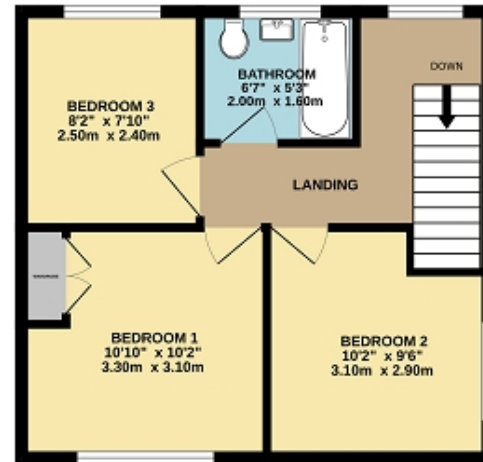
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GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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**Pound Road, Bursledon, SO31 8FF**

**3 Beds - 1 Baths**

A spacious must-see property, fully refurbished and improved to high standard throughout. With three bedrooms and a generous plot including a new block paved driveway. A south facing secluded garden to the rear with large raised decking area.

**FEATURES**

- Landscaped south facing garden with large raised decking area for entertaining and outdoor play area
- New block paving driveway recently installed in 2023 with generous off road parking and single garage to the front
- Improvements made throughout including a re-wire, new combi boiler, complete piping and full central heating system installed in 2020
- Modern kitchen with oak work surfaces and integrated appliances
- Multi use garage currently used as a home office and utility room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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Having been lovingly refurbished throughout by the current owners since their purchase in 2017 this home is ready for new owners to add their own mark with still plenty of space to extend due to the generous plot the property sits on. The garage has been converted into office-come-utility space, installed spot lighting and electrics and plumbing, with new fitted oak country doors for wow factor. Offering potential for gym space or studio.

The property is conveniently situated just a stones throw 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.



The property's accommodation begins with the spacious entrance hallway with a downstairs WC a must in any family home! There are two reception rooms, the first of which is the open plan lounge and dining room with oak engineered flooring and sliding doors leading to the second reception room with the spacious conservatory with direct access to the rear garden. The modern kitchen breakfast room provides space for a table and additional access to the conservatory from a stable style door. With shaker style units and wood block work surfaces this room benefits from the perfect combination of character and modern all in one along with integrated appliances.

The first floor provides three bedrooms including two doubles. The modern family bathroom completes the first floor. With double glazed windows throughout and a recently replaced gas central heating boiler the property has been modernised throughout offering a move in ready purchase.

The rear garden is a wow factor and any sun worshippers dream due to its southerly aspect. Further improvements have been made with an extended patio and raised decking before the laid to lawn space and children's play area at the very rear making this the ideal family home. The single garage can also be accessed from the garden with a door to the rear and double doors opening to the front. The room is currently utilised as a home office and utility with electric and double glazed windows.

#### Front Garden

Driveway block paved for multiple vehicles, lawn area and surrounded by mature shrubbery, flower bed spaces. Side access via pedestrian gate to rear garden. Outside lighting.

#### Hallway

Composite front door with decorative inset opaque double glazed window, UPVC double glazed opaque window to side. Stairs to first floor laid to carpet. Deep moulded skirting boards, oak doors leading to all rooms and vinyl flooring.



#### W.C (2' 11" x 6' 7") or (0.90m x 2.0m)

Double glazed opaque window to side aspect, Low level toilet, fitted mini corner hand wash basin with chrome mixer tap and tiled splash back, deep moulded skirting boards. Vinyl flooring. Radiator.

#### Lounge/Dining room (19' 8" x 14' 1") or (6.0m x 4.30m)

Oak engineered flooring, UPVC double glazed window to front aspect, radiator beneath window, deep moulded skirting boards, feature electric log burner effect fire place with wooden mantel piece, additional radiator, built in shelves with cupboards to chimney alcove, double glazed sliding doors to conservatory.

#### Kitchen (15' 5" x 13' 1") or (4.70m x 4.0m)

Vinyl flooring, deep moulded skirting boards, inset spot lights, space for dining table, wood block work surfaces, UPVC double glazed window to rear aspect, Double glazed velux window, integrated double oven with 4 burner induction hob with extractor above, integrated fridge freezer, integrated dishwasher, Butler style under mounted sink with chrome mixer tap, under cabinet LED lighting, stable door leading into conservatory, radiator.



#### Conservatory (13' 5" x 12' 10") or (4.10m x 3.90m)

Tiled flooring, double glazed windows surrounding, electric heating, deep moulded skirting board, UPVC door leading out into the garden.

#### Landing

UPVC double glazed window to rear aspect, carpet, moulded skirting boards, carpet to flooring. Access to loft.

#### Bedroom 1 (10' 2" x 10' 10") or (3.10m x 3.30m)

Laminate flooring, UPVC double glazed window to front aspect, radiator,

built in wardrobe space, moulded skirting boards.

#### Bedroom 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

UPVC double glazed window to side aspect, moulded skirting boards, carpet, radiator.

#### Bedroom 3 (8' 2" x 7' 10") or (2.50m x 2.40m)

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

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

UPVC double glazed opaque window to rear aspect, deep moulded skirting boards, Chrome towel rail, low level toilet, pedestal hand wash basin with chrome mixer tap, part tiled walls, P-shaped panelled bath with fitted shower attachment with shower screen, extractor fan and vinyl flooring.

#### Garage/Utility (15' 5" x 7' 7") or (4.70m x 2.30m)

Converted garage which can be used as Gym or home office, double doors opening to front with opaque insets, double glazed window to side, door leading to garden dimmer lights inset spots and block work surfaces currently used as utility area, sink with black mixer tap, vinyl flooring.

#### Garden

South facing, Patio space with extended raised decking area, mainly laid to lawn, play area for children with raised borders, outside power, front access to front via pedestrian gate.

#### Other

Vendors position- Need to find onward purchase

Eastleigh borough council tax Band C- £ 1,560.23 per year



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