



ASKING PRICE

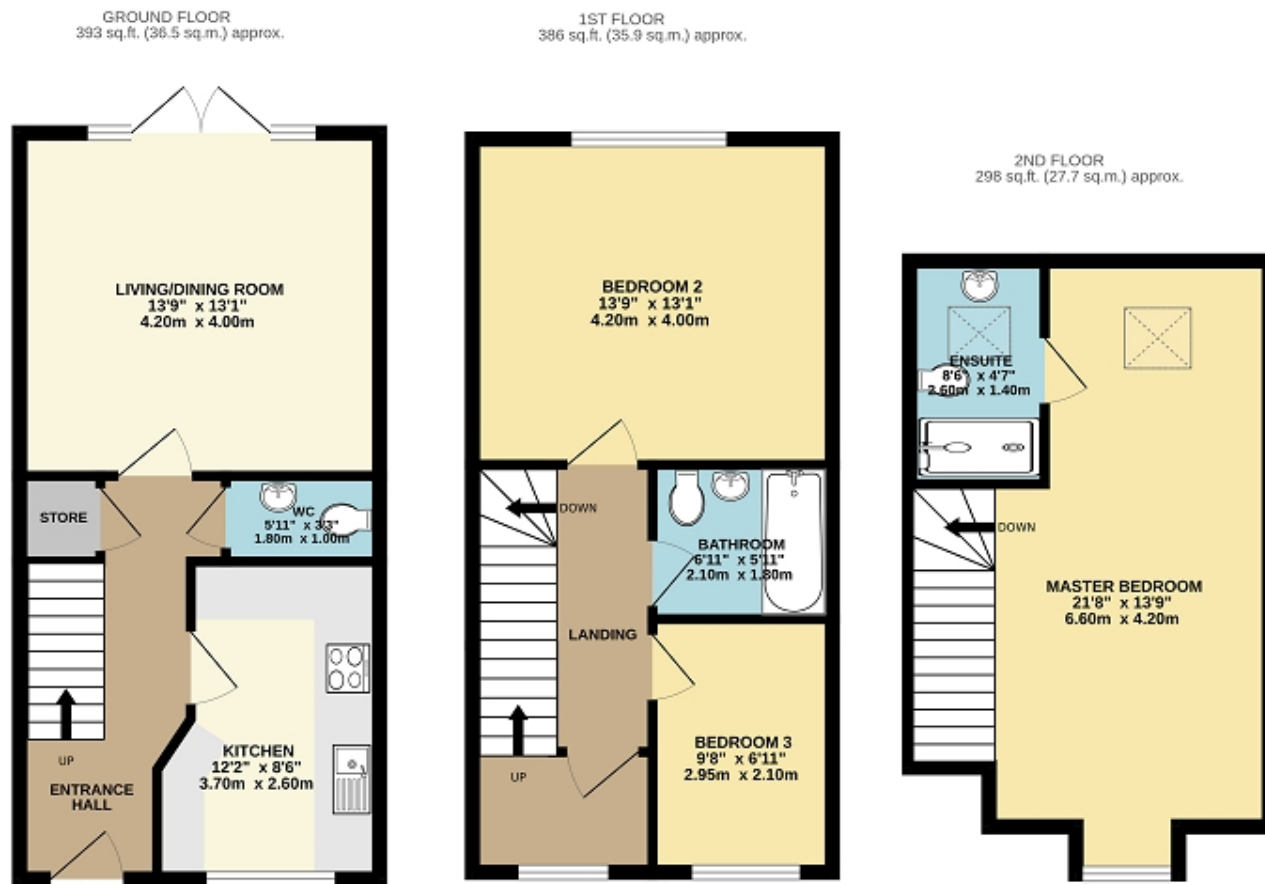
£365,000

Freehold

Le Marechal Avenue, Bursledon, SO31 8LX

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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Le Marechal Avenue, Bursledon, SO31 8LX

3 Beds - 2 Baths

With generous accommodation spread over three floors this three bedroom house constructed by Taylor Wimpey in 2018 is a must see to appreciate the space on offer.

FEATURES

- Three double bedrooms
- Impressive master bedroom with high ceilings and en suite
- Modern kitchen with ample work surfaces space
- Downstairs WC
- Off road parking via driveway to the side
- Walking distance to local amenities and within close proximity to the motorway



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.

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The property's accommodation begins with the light and welcoming entrance hallway providing access to all ground floor rooms and some much needed storage space essential for any family home. The current owners have upgraded the finishes throughout the property including Karndean flooring and fitting additional matching work surfaces in the kitchen which comes complete with AEG appliances. A spacious downstairs WC is also on offer. To the rear is the lounge and dining room providing plenty of space for both sofas and a dining room table. With direct access from French doors onto the garden.

The first floor provides two bedrooms, the second bedroom is the same footprint as the lounge dining room and could easily be separated into two double bedrooms if required. The family bathroom is fully tiled with a shower over a panelled bath. The third bedroom is a spacious single room with tasteful decorative upgrades. A further staircase leads to the second floor with an impressive master bedroom suite with high vaulted ceilings, meticulously thought out fitted wardrobes and an en suite shower room. All providing a wow factor to finish the internal accommodation.



Externally the owners have improved the garden with an extended patio with a pergola and large storage shed with power and lighting. The property has a peaceful outlook onto the open green at the front. Off road parking via a tandem block paved driveway and an electric car charging point. With two fitted solar panels to help reduce the monthly bills!

Built in 2018 by Taylor Wimpey and therefore benefitting from approximately 4 years remaining on the NHBC guarantee for any new owners peace of mind. The family friendly development was finished in 2021 and now has two play parks including a large play park at the beginning of the development. Situated in the popular location of Bursledon just moments away from The River Hamble with local marinas, public transport, fantastic restaurants and pubs all within close proximity. Another attraction of Bursledon is its fantastic motorway links for those commuting with the M27 and within easy access to Southampton city centre. For those needing the weekly essentials Tesco superstore is within walking distance for ease.

Hallway

Entrance via composite front door with inset opaque glass panels. Coir matting, moulded skirting boards, Karndean flooring, radiator, stairs rising to first floor, space under stairs and under stairs cupboard, doors to all downstairs rooms.

Kitchen (12' 2" x 8' 6") or (3.70m x 2.60m)

UPVC double glazed window to front aspect, space for fridge, dishwasher, washing machine and tumble dryer, stainless steel sink with drainer chrome mixer tap, four burner gas hob set into worktop with stainless steel splash back, extractor fan above, AEG double oven and grill. cupboards above and below work surface, Logic combination boiler, LED spotlights. Additional worktop space added by vendors. Karndean flooring

W.C (3' 3" x 5' 11") or (1.0m x 1.80m)

Inset LED spotlights, low level WC in concealed cistern, pedestal sink with chrome mixer tap, Large wall mirror above sink, tiled walls, Karndean flooring.

Living Room (13' 9" x 13' 1") or (4.20m x 4.0m)

Currently doubling up as a lounge diner, UPVC double glazed French doors leading to garden, moulded skirting boards, television point on wall, CAT6 network point, carpet. Radiator.



Accessed via French doors from living room or side access gate, extended patio area, laid to lawn, pergola over patio, wooden fencing surround garden, insulated shed with power, outside tap and external power sockets.

Other

Driveway providing off road parking for vehicles to side. Pedestrian gate leading to garden.

Eastleigh borough council tax Band E- £2,451.79 per year

Development charge of approximately £250 per annum

Sellers position- Needing to find onward purchase

Landing

Stair leading up from ground floor laid to carpet which is continued along landing, LED inset spotlights. Moulded skirting boards, smoke alarm, radiator.

Bedroom 2 (13' 9" x 12' 6") or (4.20m x 3.80m)

Large UPVC double glazed window to rear aspect overlooking garden with radiator beneath, moulded skirting boards, carpet.

Bathroom (5' 11" x 6' 11") or (1.80m x 2.10m)

Tiled walls with large mirror, LED inset spotlights, low level WC in concealed cistern, pedestal hand wash basin with chrome mixer tap, panelled bath with mains shower overhead and chrome mixer tap, glass shower screen, Karndean flooring. extractor fan

Bedroom 3 (9' 8" x 6' 11") or (2.95m x 2.10m)

UPVC double glazed window to front aspect with radiator beneath, moulded skirting boards and carpet. Dado rail.

Master Bedroom (21' 8" x 13' 9") or (6.60m x 4.20m)

Accessed via staircase which is laid to carpet and continued through to bedroom, UPVC double glazed to front aspect and velux style window to rear with fitted blinds, deep moulded skirting boards, 2.4 meter high PAX IKEA wardrobe system and various other IKEA storage system. wall hung lights. Radiator. Door to en suite.

En - Suite (8' 6" x 4' 7") or (2.60m x 1.40m)

Velux style window to rear aspect with blackout blinds, pedestal hand wash basin with chrome mixer tap, tiled walls, radiator, low level WC in concealed cistern, electric shower to shower cubicle, LED inset spotlights to ceiling.

Garden



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