



ASKING PRICE

£305,000

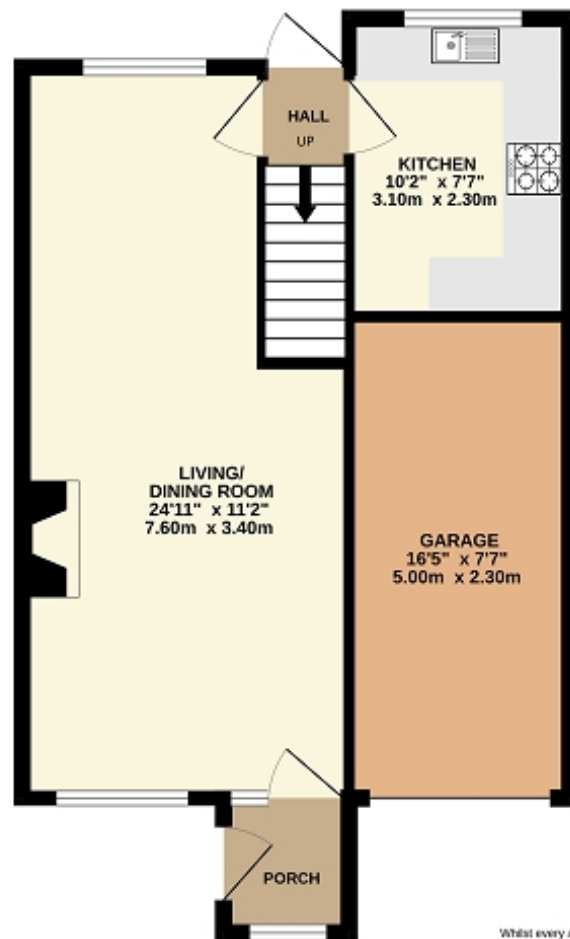
Freehold

Estridge Close, Bursledon, SO31 8FN

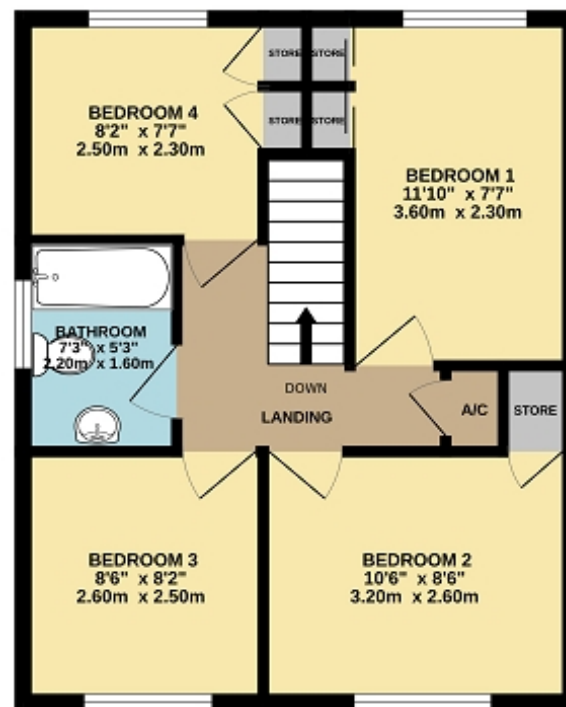
Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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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Estridge Close, Bursledon, SO31 8FN

4 Beds - 1 Baths

A corner plot four bedroom semi detached home conveniently located in a quiet cul de sac, in the ever popular Bursledon area. Close to Tesco and a variety of shopping, cafes & eateries in the villages of Lowford and Netley Abbey.

FEATURES

- Four bedrooms on the first floor
- Corner plot with larger than average rear garden
- Off road parking via driveway to front and rear gate access for additional vehicles
- Single garage
- Gas central heating and double glazing throughout
- No forward chain



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

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

brambles-estateagents.com
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A chance for someone to add their personal stamp and style here, with spacious accommodation throughout requiring modernisation. A generously sized garden with a variety of areas to add a shed or summer house, still leaving space for lawned area, patio, and a raised section to the side of the property. On a superbly placed corner plot, this allows the potential to create something quite special here. Access from the rear of the garden takes you to the village of Lowford for those last minute shopping items.

To the front of the property there is access via the driveway to the single garage, with additional parking in front. The spacious lounge/dining room has windows to the front and rear, providing plenty of light. Four decent sized bedrooms with plenty of storage cupboards and a family bathroom, this property allows space for the growing family, or the option to create office space for those who work from home.

Within walking distance of the well regarded local schools, Bursledon Infants & Bursledon Juniors, and many outside areas and play parks. Victoria Country Park is a short drive away along with the Hamble River, and excellent transport links makes this the perfect family location.



Porch

Composite front door with opaque inset into porch. Carpet. UPVC double glazed window to front. Wooden door with opaque inset glass leading into lounge/dining room.

Lounge/Dining Room

Entered via porch through wooden door with glass inset and side glass panel. UPVC double glazed windows to front and rear. Carpet. Coving. Stone hearth with electric fire place. Radiators. Skirting board. Wooden door to hallway.

Kitchen

Wooden door to kitchen. UPVC double glazed window to rear. Range of wall and base units. Work tops with space for washing machine, fridge, dish washer, cooker. Single stainless steel sink with drainer. Tiled window sill. Carpet. Radiator.

Rear Hallway

Hallway with composite door and opaque inset leading to garden. Carpet. Skirting board. Stairs to first floor with wooden banister.

Landing

Wooden door to airing cupboard housing water tank and storage. Carpet.

Bedroom 1

Wooden door with chrome handle. UPVC double glazed window to rear. Carpet. Coving. Fitted triple wardrobe with sliding doors. Skirting board.

Bedroom 2

Wooden door with chrome handle. UPVC double glazed window to rear. Carpet. Coving. Skirting board. Two storage cupboards.



Bedroom 3

Wooden door with chrome handle. UPVC double glazed window to front. Coving. Carpet. Skirting board.

Bedroom 4

Wooden door with chrome handle. UPVC double glazed window to front. Coving. Carpet. Skirting board. Storage cupboard.

Bathroom

Wooden door with chrome handle. UPVC double glazed opaque window to rear. Carpet. Low level W.C. Pedestal wash hand basin. Bath with shower attachment. Partially tiled walls. Cupboard housing Worcester boiler.

Garden

Garden mainly laid to lawn with shrub borders and trees. Two sheds. Raised area to side of house. Side access to front with heavy steel gate. Gate to the rear of the garden with access.

Garage

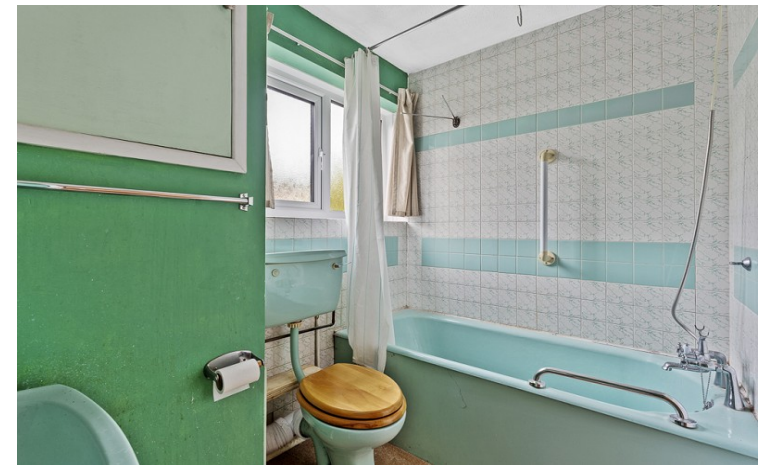
Single garage with up and over door. Power and light. Gas and electricity meters. Fuse box.

Front Garden

Driveway with parking for one car leading to garage. Steps to front door. Small grassed area to side of property with access to rear.

Other

Eastleigh Borough Council Tax Band C
Vendors position- Probate sale (not yet granted) with no forward chain



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