

ASKING PRICE

£300,000

Freehold

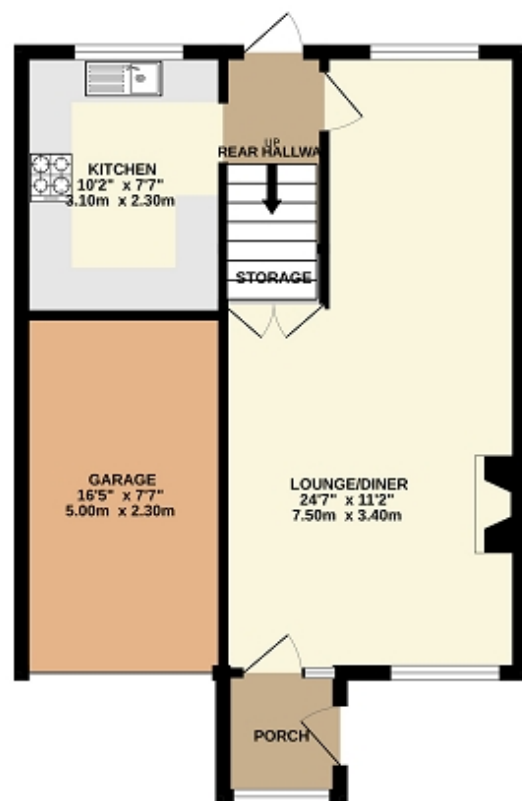
Estridge Close, Bursledon, SO31 8FN

Warsash Office: 01489 581 452

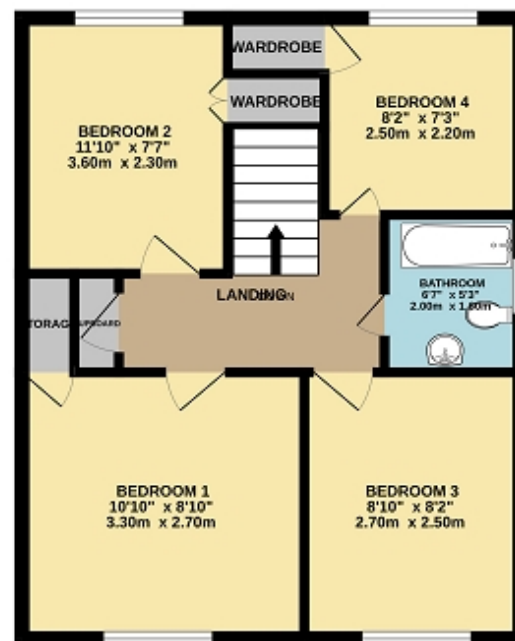
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GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 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

This semi-detached house in Bursledon features a practical layout with a lounge dining room, modern kitchen, and four bedrooms (three with built-in storage). The property also includes a single garage, driveway, and low maintenance garden.

FEATURES

- Generous front garden with spacious driveway
- Single garage
- Landscaped rear garden with pedestrian gate leading to Lowford village with all local amenities and public transport
- Open plan lounge dining room
- Gas central heating and double glazing throughout
- Modern family bathroom



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.

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Approaching the property, you're greeted by a well-maintained front garden and a spacious driveway leading to the single garage. The front porch provides a practical space for entry before stepping into the main living area. Entering the home, you find yourself in the lounge dining room, a bright and open space flooded with natural light from large windows. With a beautiful log burner as the central feature of the room. Adjacent to the dining area is the modern kitchen, equipped with sleek cabinets, integrated appliances, and ample countertop space for meal preparation, with an outlook onto the rear garden. Heading upstairs, you discover four bedrooms, three of which with their own built-in storage. The master bedroom provides ample space, while the other bedrooms offer flexibility for family members or guests. The modern family bathroom features contemporary fixtures, including a bath with shower overhead. Outside, the rear garden offers a low maintenance outdoor space with a paved patio area, ideal for relaxation or outdoor dining. An added benefit is a pedestrian gate providing convenient access into Lowford village with an array of local shops, takeaways, the linden tree pub and bus stop all within walking distance.



Bedroom 1 (8' 10" x 10' 10") or (2.70m x 3.30m)
Carpet. Double glazed window to front. Radiator. Door to storage cupboard. Skirting boards.

Bedroom 2 (11' 10" x 7' 7") or (3.60m x 2.30m)
Carpet. Double glazed window to rear. Radiator. Double doors to deep storage cupboard. Skirting boards.

Bedroom 3 (8' 10" x 8' 2") or (2.70m x 2.50m)
Carpet. Double glazed window to front. Radiator. Skirting boards.

Bedroom 4 (7' 3" x 8' 2") or (2.20m x 2.50m)
Carpet. Double glazed window to rear. Radiator. Door to deep storage cupboard. Skirting boards.

Bathroom (6' 7" x 5' 3") or (2.0m x 1.60m)
Double glazed opaque window to side. Panelled bath with tiled surround, fitted shower screen and wall mounted attachment. Low level WC in concealed cistern. Chrome ladder style heated towel rail. Hand wash basin set in modern vanity unit with chrome mixer tap and additional mirrored vanity unit above. Inset spot lights. Extractor fan. Skirting boards.



Garden
Generous patio with steps leading up to different tiers. At the top is a pedestrian gate leading out to Portsmouth Road in lowford village with a bus stop and local amenities. Side access to front. Outside tap. Shed.

Garage (16' 5" x 7' 7") or (5.0m x 2.30m)
Up and over door. Power and lighting. Fuse board and meter readings.

Other
To the front is a spacious driveway currently offering tandem parking and access to single garage. Additional laid to lawn area which can be

converted into extra parking if needed.
Eastleigh borough council tax band C - £1,783.11 per annum
Sellers position- Onward chain, need to find.



Porch
UPVC door with double glazed opaque insert into porch. Double glazed opaque window to front. Carpet. Multi pane door into lounge dining room.

Lounge / Dining Room (24' 7" x 11' 2") or (7.50m x 3.40m)
Twin aspect room with double glazed windows to front and rear. Two radiators. Carpet. Coving. Skirting boards. Double doors to under stairs storage cupboard. Cast iron log burner inset into marble style hearth and mantelpiece above.

Rear Hallway
Coir insert matting. UPVC with double glazed insert leading to garden. Stairs rising to first floor.

Kitchen (10' 2" x 7' 7") or (3.10m x 2.30m)
Vinyl flooring. Matching wall and base units. Work surfaces with tiled splashback. Double glazed window to rear overlooking garden. Stainless steel sink and drainer with chrome mixer tap. Space for; Fridge/Freezer, washing machine and single oven.

Landing
Continuation of carpet from stairs. Door to storage cupboard with radiator and shelving. Access to loft which houses combination boiler with ladder and lighting. Doors to all rooms on first floor.



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