



ASKING PRICE

£290,000

Leasehold

Manor Terrace, Bursledon, SO31 8ET

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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.
Made with Metropix 5/2023



Portsmouth Road, Bursledon, SO31 8ET

3 Beds - 1 Baths

This spacious bungalow with the rarity of a double garage has a wonderful footprint and offers the opportunity to add your own stamp to make it your own.

FEATURES

- Potential to extend and alter already generous accommodation (subject to the required approvals)
- Flexible accommodation which can be used to meet individual requirements
- Not just one but two garages! Ideal for those who like to store a classic car as well needing storage for the camping gear and tools
- Ample driveway parking for several vehicles
- Convenient location with Tesco Extra, local pubs, parks and the M27 motorway connection within a mile radius
- Offered with no forward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(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

Bursledon | Warsash | Mayfair



Offered chain free, this end of terrace bungalow currently offers two bedrooms, two reception room plus a further reception which could be reconfigured to a third bedroom, if required. Additionally, a large kitchen and shower room, which benefits from a modern white suite with electric shower.

Internally, the property has recently benefited from redecoration throughout, with great room sizes, flexible accommodation, driveway parking and two garages there really is absolutely heaps of potential here! There's also a modern gas central heating system with Worcester boiler.

The location is ideal, with supermarkets, bus routes, local eateries and the M27 within a mile - it's less than two miles to Swanwick Marina and Old Bursledon too, where you can enjoy beautiful, scenic walks along the River Hamble. We highly recommend an internal viewing of this property, to appreciate all that's on offer. Eastleigh Borough Council, tax band C, approx. £1,783.11 pa



Bathroom

Textured ceiling, UPVC double glazed window to rear. Wet room layout with electric shower, low level folding screen, pedestal wash hand basin, low level WC, chrome towel rail, part tiled walls.

Bedroom 2 (10' 0" x 7' 10") or (3.04m x 2.40m)

Textured ceiling, UPVC double glazed windows to front and side, built in wardrobe, wall mounted Worcester boiler, radiator.

Garage 1 (17' 7" x 8' 10") or (5.35m x 2.70m)

Wooden double doors to rear, personnel door to front, power and light.

Garage 2 (17' 7" x 12' 2") or (5.35m x 3.70m)

Up and over door to rear, window and door between the two garages. Power and light.

Garden

Laid to lawn with mature trees.

Driveway

Concrete driveway offering parking for several cars. Outside tap.

Other

Leasehold -
Term : 1000 years from 29 September 1870
Chamberlayne Estates.
N.B. There is a shares right of way across the driveway as well as responsibility of maintenance.



Porch

Composite door opens into porch, textured ceiling, UPVC double glazed windows to sides, wooden door to;

Kitchen (15' 9" x 8' 10") or (4.80m x 2.70m)

Textured ceiling, UPVC double glazed window to rear, composite door with inset double glazed window. Wall and base units, roll edge laminate worktop, radiator, serving hatch to dining room. Stainless steel sink and drainer, pantry cupboard. Spaces for washing machine and cooker - gas connection point.

Lounge (13' 9" x 12' 2") or (4.20m x 3.70m)

Textured ceiling, fireplace with electric fire, UPVC double glazed window to front, built in bookshelf.

Dining Room (15' 9" x 9' 10") or (4.80m x 3.00m)

Textured ceiling, UPVC double glazed sliding patio doors to rear, radiator, serving hatch to kitchen.

Bedroom 3/Third Reception (13' 9" x 8' 10") or (4.20m x 2.70m)

Polystyrene roof tiles, UPVC double glazed window to front, radiator, built in cupboard housing electric meters.

Bedroom 1 (15' 9" x 11' 10") or (4.80m x 3.60m)

Textured ceiling, UPVC double glazed window and door to rear, radiator.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.