



ASKING PRICE

£355,000

Freehold

Le Marechal Avenue, Bursledon, SO31 8LX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



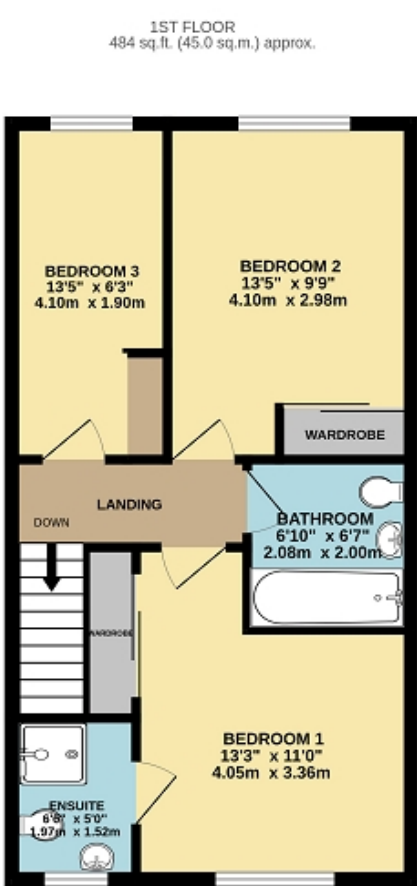
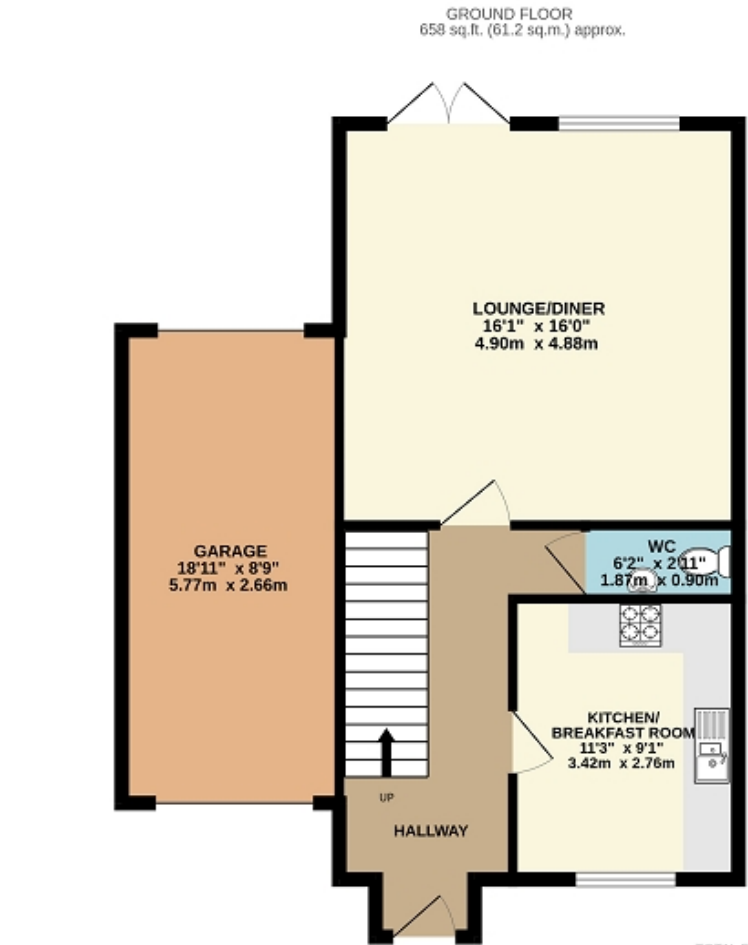
Le Marechal Avenue, Bursledon, SO31 8LX

3 Beds - 2 Baths

Welcome to this charming three bedroom, two bathroom, semi-detached house with a garage and driveway parking. Within walking distance to Lowford Village and a stones throw away from Tesco Superstore.

FEATURES

- Gas central heating and double glazing
- Downstairs Cloakroom
- Garage plus driveway parking
- Integrated appliances to fitted kitchen
- Easy access to major road networks
- Property owned solar panels



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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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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A beautifully presented three bedroom home in Bursledon. The property offers lovely, light living accommodation with a lounge/ dining room plus room for a breakfast table in the fitted kitchen. With a downstairs cloakroom, en-suite to master bedroom and family bathroom. All bedrooms are of generous proportions and two have a range of fitted wardrobes. To the rear of the property is a delightful garden with a large lawned area plus seating/entertaining area to the rear. With access to the single garage and additional parking to the front of the garage.

The location of this lovely home is ideal for the commute into Southampton, be it by public transport or car plus very easy access to the M27 leading to Southampton Parkway Railway Station, airport and in turn to London. Locally it is ideally located for the local shops, including the large Tesco Superstore but also close to lovely walks along the River or woodland walks.



Entrance

Front garden mainly laid to slate style aggregate. Footpath leading to front door.

Hallway (16' 6" x 9' 11") or (5.02m x 3.01m)

Composite front door with opaque double glazed inset glass panels. Moulded skirting boards. Radiator. RCD breakers. Fitted smoke alarm. Wall hung doorbell. LED inset spotlight. Storage cupboard under stairs. Carpeted stairs rising to first floor.

Kitchen/Breakfast Room (11' 3" x 9' 1") or (3.42m x 2.76m)

UPVC double glazed window to front aspect with granite window sill. Granite worktops. Cupboard housing Ideal Logic combi boiler. Range of fitted wall and base units with integrated dishwasher, washing machine and fridge freezer. 4 burner gas hob and double electric fan oven. moulded skirting boards, vinyl to flooring.

W.C (6' 2" x 2' 11") or (1.87m x 0.90m)

Low Level WC. Pedestal wash basin with chrome mixer tap. Half tiled walls. Large wall mirror. Radiator with thermostat. Vinyl flooring continued from hall.

Lounge/Dining Room (16' 4" x 15' 9") or (4.99m x 4.80m)

UPVC double glazed window and French doors leading to garden. Radiator with cover. Fitted carpet. Moulded skirting boards.

Landing (10' 4" x 9' 5") or (3.16m x 2.88m)

Access via stair case from first floor. Fitted carpet. Loft hatch. LED inset spot lights. Smoke alarm. Moulded skirting boards. Doorways leading to all rooms on first floor.



Bedroom One (13' 3" x 11' 0") or (4.05m x 3.36m)

UPVC double glazed window to front aspect with radiator beneath. Fitted carpet. Moulded skirting boards. Feature decorative wall. Data point. TV aerial port and power sockets. Triple fitted wardrobes. Door to en-suite.

En-Suite (6' 6" x 5' 0") or (1.97m x 1.52m)

UPVC double glazed opaque window to front aspect. Extractor fan. Tiled walls. Shower cubicle with electric shower. Low level WC. Pedestal wash basin with chrome mixer tap. Heated towel radiator with independent thermostat.

Bedroom Two (13' 5" x 9' 9") or (4.10m x 2.98m)

UPVC double glazed window to rear aspect. Radiator with independent thermostat. Moulded skirting boards. Fitted carpet. Various plug sockets and data points. Built in double wardrobe.

Bedroom Three (13' 5" x 6' 3") or (4.10m x 1.90m)

UPVC double glazed window to rear aspect. Radiator with independent thermostat. Moulded skirting boards. Various plug sockets and data points. Space for free standing wardrobe. Fitted carpet.

Garden

Split into three different sections; patio from French doors, modern astroturf lawn and then shingle seating area with pergola. Side gate to storage area and access to garage.

Garage

Originally a carport. Up and over doors to front and rear. Parking in front of garage door.



Other

Eastleigh Borough Council Tax Band D £2137.52 2024/25 charges. Vendors Position: Moving to new build.



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