



ASKING PRICE

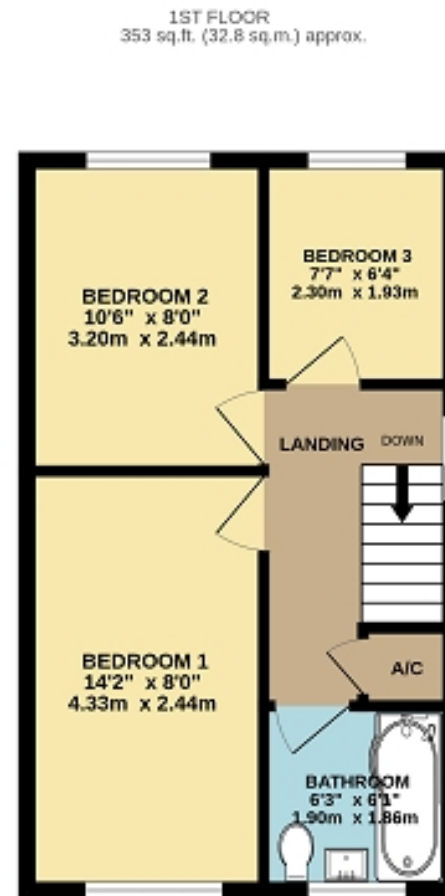
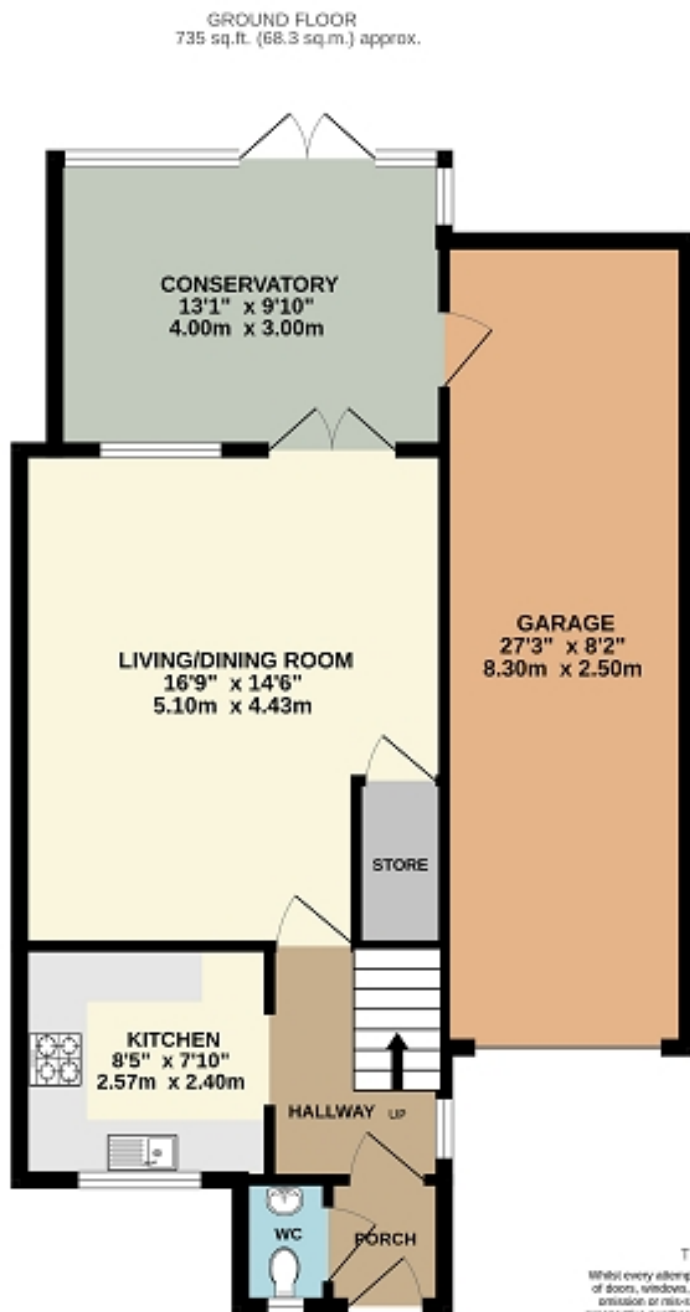
£325,000

Freehold

Lionheart Way, Bursledon, SO31 8HJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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 so guarantee as to their operability or efficiency can be given.
 Made with Metroplan 6/2024



Lionheart Way, Bursledon, SO31 8HJ

3 Beds - 1 Baths

We are pleased to market this well presented three bedroom, semi detached home with a driveway. Located in the ever-popular residential location of Bursledon, within easy access to the local amenities of nearby villages of Lowford and Netley.

FEATURES

- Open plan living / dining room
- Bright and tranquil conservatory providing additional living space
- Three well proportioned bedrooms to accommodate the whole family
- Modernised bathroom
- Tandem garage plus a driveway providing secure, off road parking
- Double glazed throughout
- Wonderfully private, south-facing garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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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Welcome to this delightful three bedroom family home, situated in the sought-after neighbourhood of Bursledon Green. Perfectly combining comfort, functionality, and charm, this property offers a fantastic living experience for families and individuals alike.

Stepping into this home on the ground floor you will find a spacious and inviting living / dining room, which leads you through to the additional, versatile reception space of the bright and tranquil conservatory, with an outlook to the well maintained and private, south facing garden. Bathed in sunlight throughout the day this space offers an ideal setting for gardening and outdoor dining. The functional kitchen is equipped with ample storage and work surfaces. The downstairs further benefits from a WC for added convenience.

Upstairs you will find three generously sized bedrooms and a well-appointed, modern family bathroom with shower over the bath.

This property boasts a driveway plus a tandem garage allowing for plenty of extra storage and secure, off road parking.

Situated in the sought-after neighbourhood of Bursledon, this home perfectly combines comfort and functionality. It's in an ideal location with excellent transport links and within close proximity to the A27 and M27 providing access to Portsmouth, Southampton and London. Viewing is highly recommended to appreciate the full potential and beauty of this charming home.



Bedroom One (14' 2" x 8' 0") or (4.33m x 2.44m)

Painted wooden panel door with brushed chrome fittings. UPVC double glazed window to front. Radiator with individual thermostat. Coving. Skirting boards. Carpet.

Bedroom Two (10' 6" x 8' 0") or (3.20m x 2.44m)

Painted panel door with brushed chrome fittings. UPVC double glazed windows to back garden. Radiator. Laminate flooring. Skirting boards.

Bedroom Three (7' 7" x 6' 4") or (2.30m x 1.93m)

Painted wooden panel door with brushed chrome fittings. UPVC double glazed window to back garden. Radiator with individual thermostat. Skirting boards. Carpet.

Bathroom (6' 3" x 6' 1") or (1.90m x 1.86m)

Painted wooden panel door with brushed chrome fittings. UPVC double glazed, opaque window to front. Tiled flooring. Tiled walls. White panel, P-shaped bath with glass shower screen. Wall mounted chrome shower with hand held attachment. Low level WC with concealed cistern. Hand wash basin with chrome mixer tap and vanity unit below. Wall mounted, mirrored vanity unit. Chrome ladder style towel heater. Inset spots. Extractor fan.



Garage (27' 3" x 8' 2") or (8.30m x 2.50m)

UPVC door with double glazed panel. Tandem garage with space for storage / workshop. Space and plumbing for washing machine and tumble dryer. Power and lighting.

Garden

Private south facing garden. Patio area. Step up to decking area. Astro-turf area. Fully fenced. Raised border with mature plants and shrubs. Wooden shed. Outdoor tap. Security light.

Outside

Block paved driveway leading to single garage. Step up to porch.

Other

Eastleigh Borough Council Tax Band C £1783.11 2024/25 charges



Porch (4' 3" x 3' 11") or (1.30m x 1.20m)

Composite front door with double glazed, opaque glass panelling. Tiled floor. Skirting boards. Doorway leading to WC. Doorway leading to Hallway.

W.C (4' 3" x 2' 11") or (1.30m x 0.90m)

UPVC double glazed, opaque window to front. Half tiled walls. Tiled floor. Low level WC and cistern. Hand wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Inset spots. Extractor fan.

Hallway (7' 11" x 5' 11") or (2.41m x 1.80m)

UPVC double glazed door with opaque glass leading to hallway. UPVC double glazed window to side. Tiled flooring. radiator. Skirting boards. Carpeted stairway rising to first floor. Opening leading to kitchen.

Kitchen (7' 10" x 8' 5") or (2.40m x 2.57m)

UPVC double glazed window to front. Tiled flooring. Skirting boards. Matching wall and base units. Ceramic sink and half with drainer and chrome mixer tap. Half tiled walls. Integrated electric oven. Integrated four point gas burner hob with extractor hood above. Space for fridge freezer.

Living/Dining Room (16' 9" x 14' 6") or (5.10m x 4.43m)

Painted wooden panel door with chrome fittings. UPVC double glazed sliding door into conservatory. UPVC double glazed window to conservatory. Wooden flooring. Skirting boards. Two radiators. Access to under stairs storage with lighting.

Conservatory (9' 10" x 13' 1") or (3.0m x 4.0m)

UPVC double glazed French doors out to garden. UPVC double glazed roof and windows out to garden. Tiled flooring. Skirting boards. Doorway leading to garage.

Landing

UPVC double glazed window to side. Skirting boards. Carpet. Access to fully boarded loft with pull down ladder and lighting, houses the boiler. Doorways leading to all rooms. Access to airing cupboard which houses the water tank and shelving space.



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