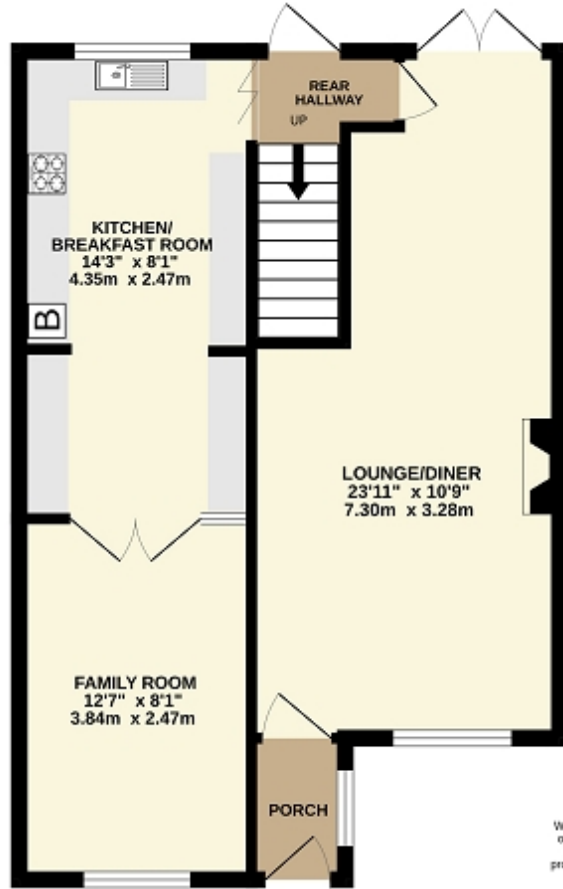
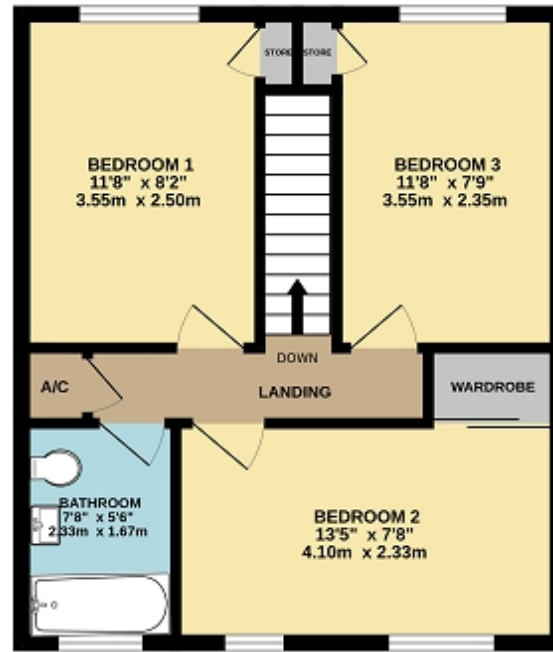


GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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ASKING PRICE

**£290,000**

Freehold

**Pine View Close, SO31 8GB**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Pine View Close, Bursledon, SO31 8GB

**3 Beds - 1 Baths**

Located in the popular area of Bursledon this three double bedroom house offered with a complete onward chain is a must see!

**FEATURES**

- Three double bedrooms on the first floor
- Two reception rooms including lounge and family room
- Off road parking to the front via a driveway
- Within close proximity to local amenities and motorway access
- Complete onward chain
- Gas central heating and double glazing throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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Bursledon | Warsash | Mayfair





This freehold house has generous accommodation on offer with the current owners converting the previous single garage which is now a spacious family room adjacent to the kitchen with the potential to create a fantastic open plan kitchen family room. The accommodation on entrance begins with a porch before entering the main accommodation, a spacious lounge and dining room with hard wood flooring and ample natural light from its twin aspect windows to the front and rear. The kitchen at the rear of the property has plenty of storage along with double doors opening to the family room with a window to the front overlooking a large green. The garden is tiered at the rear and has fantastic potential to create different sun traps throughout the day.

The first floor offers three double bedrooms, all with built in storage. These are served by the family bathroom again with a window to the front to benefit from natural light.

The property is situated in a popular no through road with a large open green to the front and woodlands to the rear giving privacy. It is located within close proximity to Lowford village with local amenities and public transport links. Close by is also motorway access providing excellent links to Southampton city centre and Southampton airport and airport parkway train station with direct lines into London. Offered with no forward chain the property is a must see to appreciate the amount of living space on offer.



#### Landing

Carpet. Skirting boards. Doorways leading to all bedrooms and bathroom. Storage cupboard with shelving space. Access to loft with pull down ladder and power.

#### Bedroom 1 (11' 8" x 8' 2") or (3.55m x 2.50m)

Painted wooden door with chrome fittings and glass fan light above. UPVC double glazed window to rear aspect. Carpet. Skirting boards. Radiator with individual thermostat. Built in single wardrobe.

#### Bathroom

Painted wooden door with chrome fittings. UPVC double glazed opaque window to front aspect. Vinyl flooring. Partially tiled walls. Extractor fan. Panel bath with glass shower screen and wall mounted shower over bath. White wash basin with black mixer tap and vanity unit below. Low level WC with cistern. Radiator with individual thermostat.

#### Bedroom 2 (7' 8" x 13' 5") or (2.33m x 4.10m)

Painted wooden door with chrome fittings. Two UPVC double glazed windows to front aspect. Carpet. Skirting boards. Built in double wardrobe. Radiator with individual thermostat.

#### Bedroom 3 (11' 8" x 7' 9") or (3.55m x 2.35m)

Painted wooden door with chrome fittings and glass fan light above. UPVC double glazed window to rear aspect. Laminate flooring. Skirting boards. Radiator with individual thermostat. Built in single wardrobe.

#### Garden

Three tiered garden with patio on all three levels. Raised border. Outdoor tap. Wooden shed. Side access via wooden gate leading to front and driveway. Fully fenced. Mature trees to rear of garden providing privacy.

#### Other

Eastleigh borough council tax band C  
Sellers position- No forward chain.



#### Outside

Block paved driveway with space for one car. Area laid to lawn. Border with nature shrubs and plants. Wooden gate providing side access. Step up to front door.

#### Porch

UPVC front door with double glazed glass insert. UPVC panel and opaque glass window to side aspect. Laminate flooring. Doorway leading to living / dining room.

#### Lounge / Dining Room (23' 11" x 10' 9") or (7.30m x 3.28m)

Wooden door with decorative glass inserts. UPVC double glazed window to front aspect. UPVC double glazed French doors leading to garden. Laminate flooring. Two radiators with individual thermostat. Electric feature fireplace with marble hearth and surround with wooden mantle. Coving. Doorway leading to rear hallway.

#### Rear Hallway

Tiled flooring. Carpeted stairway with wooden hand rail rising to first floor. UPVC external door with opaque glass leads out to garden. Doorways leading to living room and kitchen.

#### Kitchen (14' 3" x 8' 1") or (4.35m x 2.47m)

UPVC double glazed window to rear aspect. Flooring laid to vinyl tiles. Matching wall and base units. Integrated electric oven. Integrated four point gas burner hob with stainless steel extractor hood above. Space and plumbing for washing machine, dishwasher and fridge freezer. Stainless steel with sink and ah half with drainer and chrome mixer tap. Tiled splash backs. Access to Worcester combi boiler. Doorway leading to family room.

#### Family Room

Wooden double door with glass inserts. Former garage conversion. UPVC double glazed windows to front aspect. Laminate flooring. Deep moulded skirting boards. 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.