

ASKING PRICE

£275,000

Freehold

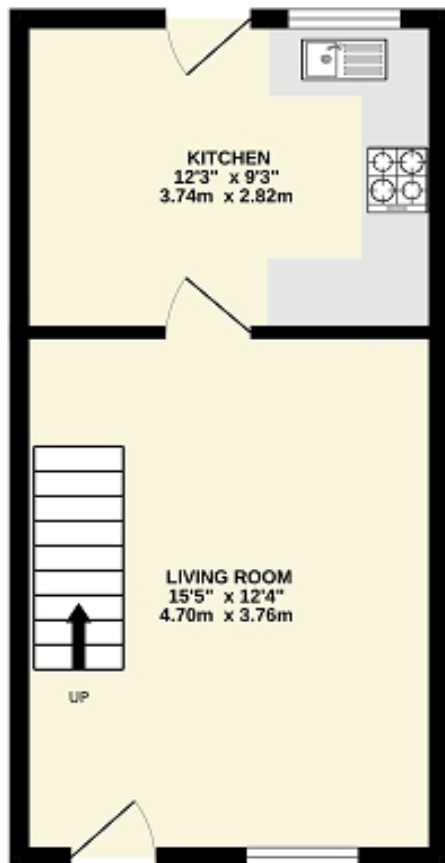
Lionheart Way, Bursledon, SO31 8HN

Warsash Office: 01489 581 452

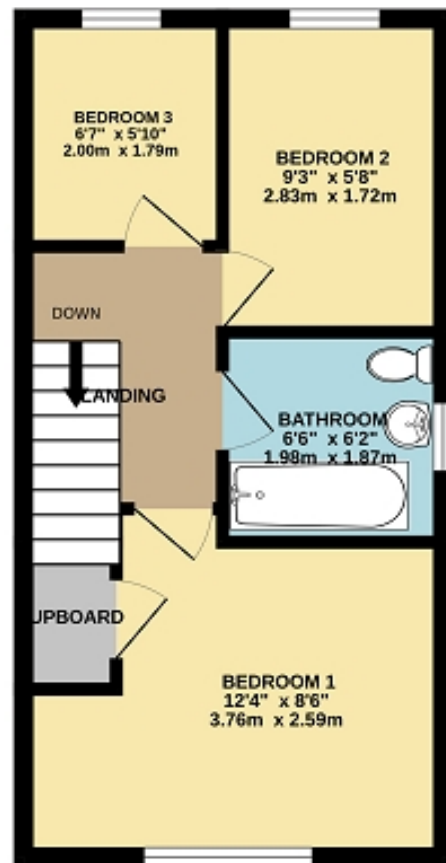
Bursledon Office: 02380 408 200



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

Lionheart Way, Bursledon, SO31 8HN

3 Beds - 1 Baths

Brambles are pleased to market this well presented three bedroom, end of terrace home with two allocated parking spaces. Located in the ever-popular residential area of Bursledon, within easy access to the local amenities of nearby villages of Lowford and Netley.

FEATURES

- Modern kitchen with integrated appliances
- Built in storage to master bedroom
- Double glazing and gas central heating
- Off road parking for two vehicles
- Popular location close to local amenities



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](https://www.brambles-estateagents.com)

Bursledon | Warsash | Mayfair



Welcome to this delightful three bedroom family home, situated in the sought-after neighbourhood of Bursledon Green. Its in an ideal location just a stones throw away from Tesco superstore and benefits from excellent transport links, including its close proximity to the A27 and M27 providing access to Portsmouth and Southampton.

Downstairs you will benefit from a spacious living room and modern kitchen with integrated appliances. Upstairs, three well proportioned bedrooms accommodate the whole family, with the master benefiting from built in storage. Outside you can relax or entertain in the back garden with a raised deck and area laid to lawn. You further benefit from two convenient parking spaces providing off-road parking at the rear. Please call to arrange a viewing as we don't anticipate this home being on the market for very long.



Bedroom 2 (9' 3" x 5' 8") or (2.83m x 1.72m)

UPVC double glazed window to rear aspect with views over to the isle of wight. Reverse cycle air-conditioning unit. Inset LED spotlights. Vinyl flooring. Bedroom has been sound proofed to allow for use as cinema/mixing room.

Bedroom 3 (6' 7" x 5' 10") or (2.0m x 1.79m)

UPVC double glazed window to rear aspect with view out to the Isle of Wight, moulded skirting boards, carpet to flooring, inset LED spotlights, small radiator with thermostat.

Bathroom (6' 6" x 6' 2") or (1.98m x 1.87m)

UPVC double glazed opaque window to side aspect. Tiled surrounds. Inset LED spotlights. Extractor fan. Low level WC with cistern. White wash basin with chrome mixer tap. P-shaped bath with shower attachment above.

Garden

Accessible via kitchen or via gate at the back of the garden which leads to two parking spaces. Raised decking area leading down to patio and lawn area. Access down the side of the property leading to decking area and side access. Large composite shed still with guarantee.

Other

Eastleigh Borough Council Tax Band B £1635.27
Vendors Position - Onward chain, need to find.



Front Entrance

Set in the corner at the end of a terrace, the front of the property is laid to grass with steps leading down to side gate and footpath leading to UPVC part double glazed front door.

Living Room (15' 5" x 12' 4") or (4.70m x 3.76m)

Access to lounge directly from front door. UPVC double glazed window. Stylish cupboard housing electric meter and RCD breakers. Coving. Inset LED spotlights. Carpet. Radiator with independent thermostat. Stairs leading to first floor.



Kitchen (9' 3" x 12' 3") or (2.82m x 3.74m)

Access through living room. UPVC double glazed door to back garden. UPVC double glazed window to back garden. Tiled flooring. Sink with swan neck style mixer tap. Integrated slim line dishwasher, fridge/freezer. Integrated washing machine. Electric oven with four point gas burner hob. Matching wall and base units. Ample work surfaces. Tiled splash backs. Inset LED spotlights. Radiator. Space for dining table and chairs.

Landing (21' 10" x 5' 10") or (6.65m x 1.79m)

Carpeted stairs from living room with carpet continued onto landing. Moulded skirting boards. Access to partially boarded loft with ladder. Doorways leading to all rooms on first floor.

Bedroom 1 (8' 6" x 12' 4") or (2.59m x 3.76m)

UPVC double glazed window to front aspect. Radiator with independent thermostat. Carpet. Inset LED spotlight. Reverse cycle air-conditioning unit. Airing cupboard housing combi boiler with rail added to make built in wardrobe.



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.