



ASKING PRICE

£470,000

Freehold

School Road, Bursledon, SO31 8BW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



School Road, Bursledon, SO31 8BW

4 Beds - 1 Baths

Brambles are delighted to market this split-level, four bedroom family home set in a 1/4 acre plot. Ideally located within walking distance to the local amenities of Lowford Village. Being offered with no forward chain.

FEATURES

- Fantastic renovation project
- Set in a 1/4 acre plot
- 1770 sq. ft of living accommodation
- Extensive basement storage
- Single garage and driveway providing off road parking for two to three vehicles
- Walking distance to local amenities of Lowford Village



Email: enquiries@brambles-estateagents.com

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Outside

Mature hedgerows provide privacy from the road. Concrete pathway leads to front door. Driveway with aluminium carport provides parking for 2-3 cars. Single garage. Access to back garden either side of the house.

Entrance Hall (28' 7" x 3' 5") or (8.72m x 1.05m)

Wooden front door with glazing and brass fittings. Carpet. Skirting boards. Decorative window over the stairs to rear aspect. Doorways leading to living room, kitchen, bedroom one and bedroom two. Carpeted stairway with wooden handrail descending to lower floor.

Living Room (11' 11" x 10' 11") or (3.62m x 3.32m)

Wooden door with brass fittings. UPVC double glazed bay window to front. High level UPVC double glazed window to side. Coving. Carpet. Skirting boards. Gas fireplace with stone surround, stone hearth and wooden mantle. Radiator.

Kitchen / Dining Room (18' 8" x 22' 2") or (5.69m x 6.75m)

Wooden door with decorative glazing and brass fittings. UPVC double glazed bay window front aspect. UPVC double glazed window to side aspect. Radiator. Laminate flooring. Coving. Wall and base units. Ample work surfaces. Tiled surrounds. Stainless steel sink and half with drainer and chrome mixer tap. Space for freestanding cooker. Space and plumbing for dishwasher and fridge freezer. Space for dining table and chairs.

Bedroom One (11' 11" x 10' 11") or (3.62m x 3.32m)

Wooden door with brass fittings. UPVC double glazed door leads out to balcony. Double glazed unit to side of door. Carpet. Skirting boards. Radiator. Sliding mirrored door providing access to fitted wardrobe with shelving and hanging space. Access to ensuite WC.

Ensuite WC (3' 7" x 3' 3") or (1.10m x 1.0m)

Coving. Carpet. Low level WC. Hand wash basin with hot and cold taps. Tiled splash back.

Balcony

Fully decked. Metal railings all the way around. Looks down to terrace and gardens.

Bedroom Two (12' 11" x 10' 1") or (3.93m x 3.08m)

UPVC double glazed window to side and rear aspects. Carpet. Skirting boards. Fitted bookshelf. Access to gas and electric meters. Perspex shower cubicle with chrome wall mounted shower. Radiator.

Hallway (12' 10" x 6' 5") or (3.90m x 1.95m)

Carpet. Skirting boards. Space and plumbing under the stairs for washing machine and tumble dryer. Doorways leading to conservatory, bedroom three, bedroom four and basement.

Sun Room (12' 10" x 15' 8") or (3.92m x 4.78m)

UPVC door with opaque glazing leads from hallway. UPVC double glazed back door leads out to back garden. UPVC double glazed windows to all aspects. Radiator. Laminate flooring.

Bedroom Three (12' 10" x 7' 7") or (3.90m x 2.30m)

UPVC double glazed window to side aspect. UPVC double glazed window to conservatory. Radiator. Fitted wardrobes. Hand wash basin with vanity unit below. Carpet. Skirting boards.

Bathroom (6' 7" x 12' 7") or (2.0m x 3.83m)

Wooden door with brass fittings. UPVC double glazed window to rear aspect. Laminate flooring. Radiator. Glass shower cubicle with wall mounted electric shower. Low level WC. Hand wash basin with vanity unit below. Corner panel bath.

Bedroom Four (7' 9" x 13' 11") or (2.36m x 4.25m)

UPVC double glazed window to side aspect. Carpet. Skirting boards. Radiator. Doorways leading to basement rooms.

Cellar / Basement Room

Wooden door with brass fittings. Carpeted. Houses the boiler. Ample storage space. Doorways leading to additional storage rooms within the basement.

Garden

Large paved terrace with metal railings sweeps around the rear of the house. Lawned areas either side of the terrace. Mature trees and hedgerows.

Garage (17' 4" x 9' 6") or (5.28m x 2.90m)

Single garage with up and over door. Single pane windows to rear and side aspect. Power.

Other

Eastleigh Borough Council Tax Band E £2569.71
Vendors position - No forward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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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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

