



ASKING PRICE

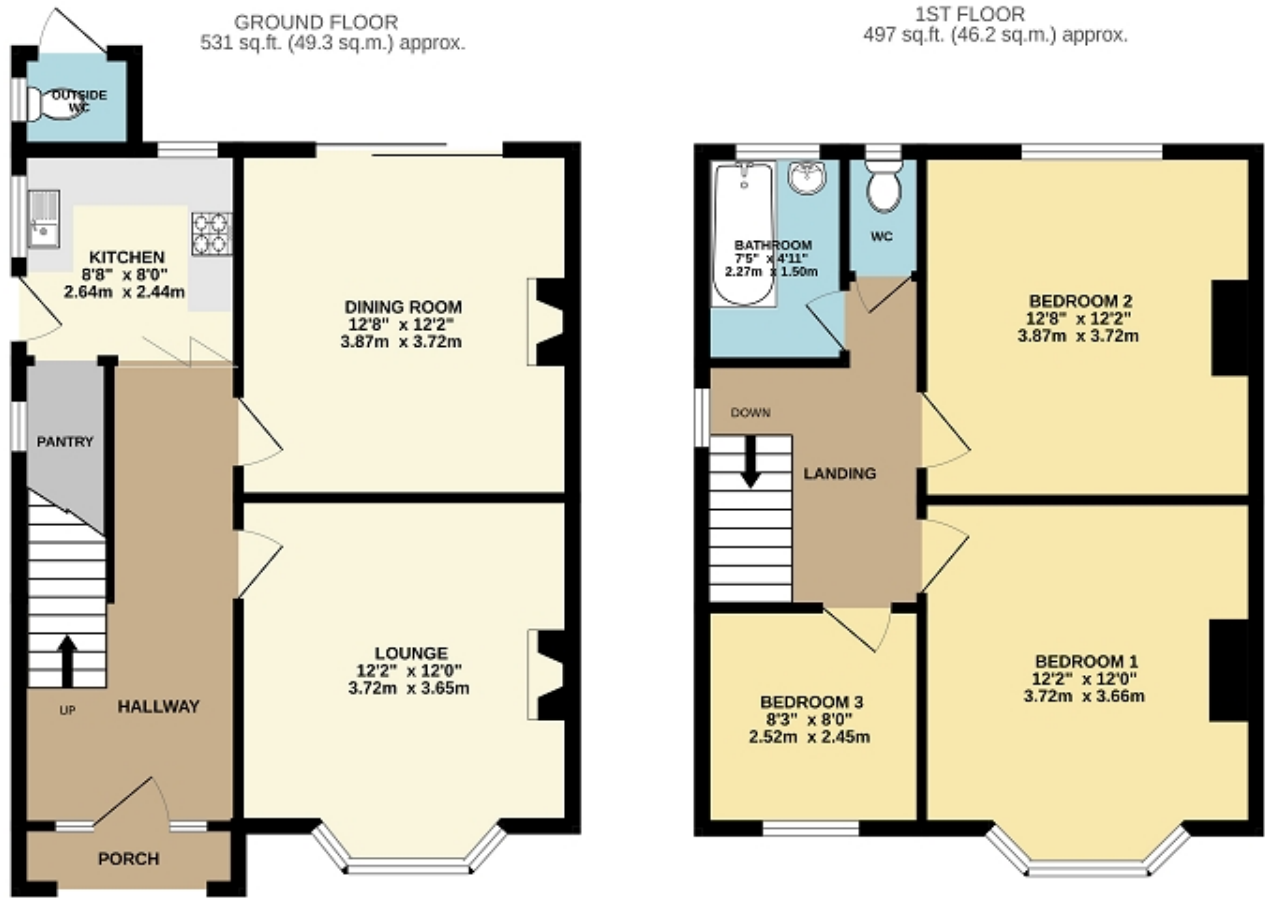
£395,000

Freehold

Bridge Road, Bursledon, SO31 8AH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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Bridge Road, Bursledon, SO31 8AH

3 Beds - 1 Baths

Brambles are delighted to market this semi-detached family home, offering fantastic scope for a renovation project. Ideally situated in Bursledon within walking distance to local amenities of Lowford village. Being offered with no forward chain.

FEATURES

- Fantastic renovation project
- 1034 sq. ft of living accommodation
- Large, private back garden
- Driveway parking with scope to extend
- Walking distance to local amenities of Lowford Village
- No forward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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.

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Bursledon | Warsash | Mayfair



This three bedroom, semi-detached home is well situated in a sought after area of Bursledon. With the River Hamble running alongside the village, the area has become renowned for its excellent public houses, marinas and scenic walks.

The property is within walking distance of local amenities at Lowford Village, as well as being in catchment for highly regarded primary and secondary schools. Superb access to the A27 and M27 ensure you are well connected to Southampton, Portsmouth and London.

With 1034 sq. ft of living accommodation on offer, plus a large back garden and off road parking, this home is a fantastic renovation project with plenty of scope for the new owners to make their mark here, transforming this wonderful property into a forever family home.



**Outside**

Shingle driveway with space for one car. Front garden laid to shingle, scope to extend driveway. Paved pathway leads to house. Wooden gate provides side access. Tiled step up to front door with sheltered porch area.

**Hallway (17' 0" x 8' 0") or (5.17m x 2.44m)**

Wooden front door with opaque glazing. Wooden panelling and opaque glazing either side of front door. Carpet. Deep moulded skirting boards. Wall mounted gas heater. Picture rails. Carpeted staircase with wooden hand rails rising to first floor. Doorways to all rooms on the ground floor.

**Lounge (13' 5" x 12' 2") or (4.09m x 3.72m)**

Wooden door with chrome fittings. Wooden sash bay window to front aspect. Carpet. Deep moulded skirting boards. Coving. Electric fireplace. Additional wall mounted gas heater.

**Dining Room (12' 8" x 12' 2") or (3.87m x 3.72m)**

Wooden door with chrome fittings. Aluminium, double glazed sliding door leads out to back garden. Carpet. Deep moulded skirting boards. Electric fireplace.

**Kitchen (7' 8" x 8' 0") or (2.34m x 2.44m)**

Wooden, single glazed sash window to rear and side aspect. Vinyl flooring. Deep moulded skirting boards. Wall and base units. White sink and drainer with white mixer tap. Integrated gas oven and four point gas burner hob. Under stairs storage cupboard.

**Garden**

Can be accessed via kitchen and dining room. Tiled side access leading to wooden gate and front. Shingle area which has scope to extend from driveway for additional parking. Mainly laid to lawn. Border with mature shrubs and plants. Patio area. Concrete pathway leads to rear of garden. Wooded area to the rear of the garden with large trees. Fencing and hedge rows offering privacy. Two wooden sheds. Glass greenhouse. Outdoor tap. Outdoor WC.

**Outside WC (3' 6" x 4' 3") or (1.07m x 1.29m)**

Wooden door. Wooden, single glazed opaque window to side aspect. Wooden flooring. Low level WC with Victorian style cistern.



**Landing (12' 1" x 8' 0") or (3.69m x 2.44m)**

Wooden, single glazed sash window to side. Carpet. Deep moulded skirting boards. Doorways leading to all rooms on first floor. Wall mounted gas heater.

**Bathroom (7' 9" x 5' 2") or (2.35m x 1.58m)**

Wooden door with chrome fittings. Wooden, single glazed, opaque sash window to rear aspect. Vinyl flooring. Deep moulded skirting boards. White panel bath with chrome taps and hand held shower attachment. White pedestal hand basin with chrome taps. Tiled surround. Wall mounted water heater. Loft hatch.

**W.C. (4' 6" x 1' 2") or (1.38m x 0.36m)**

Wooden door with chrome fittings. Wooden, single glazed opaque sash window to rear aspect. Vinyl flooring. Deep moulded skirting boards. Low level WC with cistern.

**Bedroom One (13' 5" x 12' 2") or (4.09m x 3.72m)**

Wooden door with chrome fittings. Wooden sash, bay window. Carpet. Deep moulded skirting boards. Fitted storage. Fireplace.

**Bedroom Two (12' 8" x 12' 2") or (3.87m x 3.72m)**

Wooden, single glazed sash window to back garden. Carpet. Deep moulded skirting boards. Fitted wardrobe and fitted storage. Fireplace.

**Bedroom Three (8' 0" x 8' 0") or (2.45m x 2.44m)**

Wooden door with chrome fittings. Wooden, single glazed sash window. Carpet. Deep moulded skirting boards. Picture rails.



**Other**

Eastleigh Borough Council Tax Band E - £2569.71 2024/25 charges  
Vendors position - No forward chain



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