



ASKING PRICE

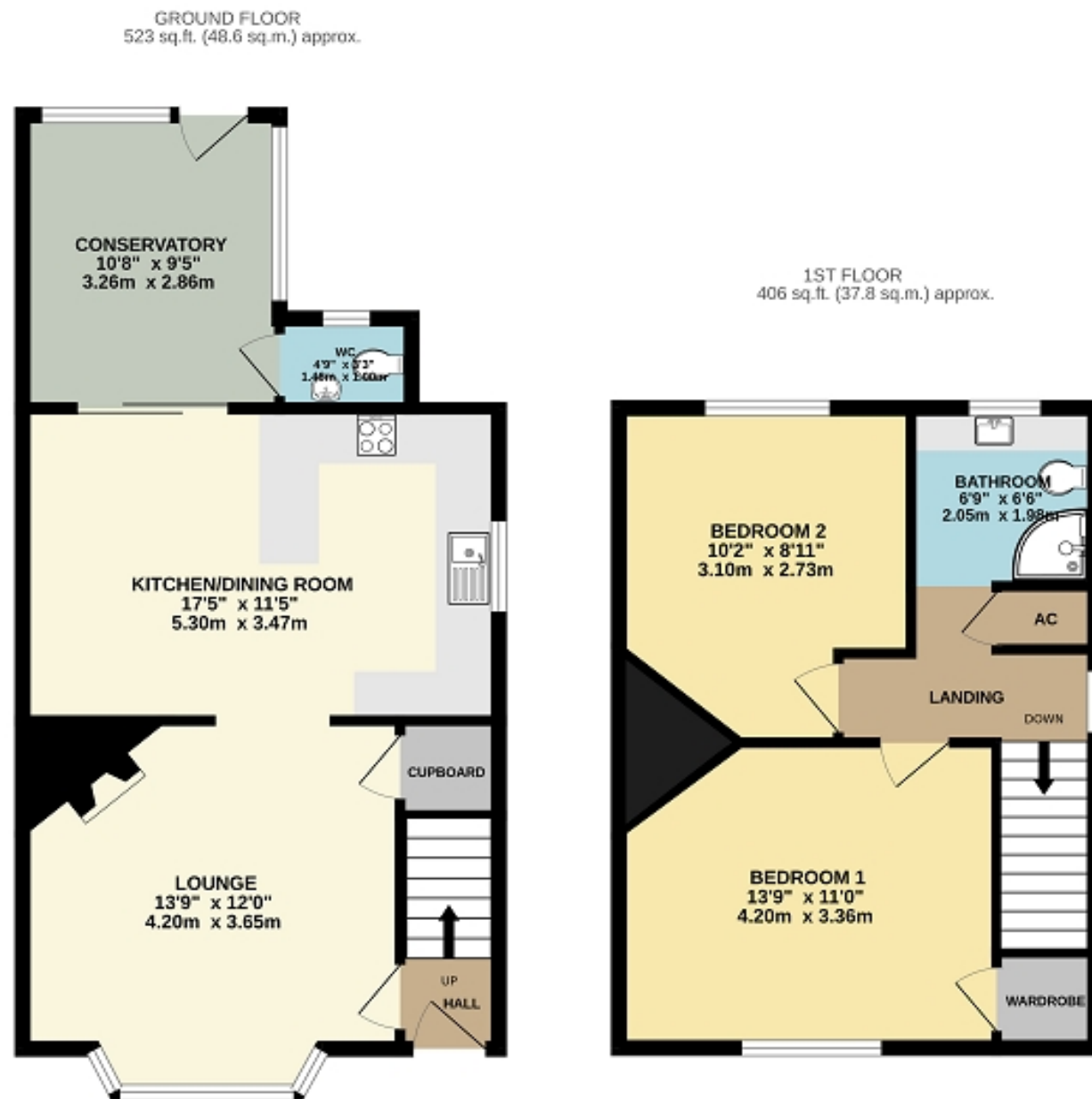
£325,000

Freehold

Pound Road, Bursledon, SO31 8FF

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (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.



Pound Road, Bursledon, SO31 8FF

2 Beds - 1 Baths

Brambles are delighted to market this two bedroom home on a generous plot including driveway parking. Ideally situated in Bursledon, close to local amenities. Being offered with no forward chain.

FEATURES

- Semi Detached home close to local amenities
- Large Kitchen/Dining Room with integrated appliances
- Conservatory overlooking the 100ft rear garden
- Wooden summerhouse housing the hot tub
- Driveway parking with potential for a garage
- Double Glazed and gas central heating throughout



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

Bursledon | Warsash | Mayfair



The property is conveniently situated just a stones throw from St George V playing fields, a lovely walk for those with dogs. The Plough Inn is just a couple of minutes on foot, and you are also well connected to the M27 motorway just over a mile away. Outside you benefit from a block paved driveway with space for two cars, with additional off-road parking to the side via a shared driveway. Downstairs, the open plan kitchen/dining room provides an ideal space for entertaining and comes equipped with integrated appliances. In addition to the lounge, you further benefit from the versatile space of the conservatory which overlooks the generous south-west facing garden measuring approximately 100ft. Its mainly laid to lawn with a patio and beyond the rear boundary is a recreational and woodland area meaning the garden is a peacefully quiet oasis, perfect for enjoying the hot tub which is housed within a wooden summerhouse. Upstairs, the accommodation is completed by a family bathroom, plus two well proportioned bedrooms, one of which features a fitted wardrobe.



Outside

Wooden picket fence. Block paved driveway to front with space for two cars. Additional parking on a shared driveway to the side. Border with mature shrubs. Sheltered porch canopy over the front door.

Entrance Hall (8' 6" x 3' 7") or (2.59m x 1.10m)

Composite front door with opaque glazing. Carpet. Skirting boards. Carpeted staircase with wooden handrail rising to first floor.

Lounge (12' 0" x 13' 9") or (3.65m x 4.20m)

Wooden door with brushed chrome fittings. UPVC double glazed window to front aspect. Carpet. Skirting boards. Coving. Electric feature fireplace. Vertical radiator. Under stairs storage cupboard. Opening leads to kitchen.

Kitchen / Dining Room (11' 5" x 17' 5") or (3.47m x 5.30m)

UPVC double glazed opaque window to side aspect. UPVC sliding door to conservatory. Vinyl flooring. Deep moulded skirting boards. Coving. Matching wall and base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer taps. Integrated electric oven and four point electric hob. Integrated microwave. Integrated under counter fridge and freezer. Space for dining table and chairs. Radiator with independent thermostat.

Conservatory (10' 8" x 9' 5") or (3.26m x 2.86m)

Part brick walls. UPVC double glazing over looking the back garden. Poly carbonate roof. UPVC double glazed back door leads out to back garden. Carpet tiles. Vertical radiator. Door leads to WC.

W.C (3' 3" x 4' 9") or (1.0m x 1.46m)

Wooden panel door with brushed chrome fittings. UPVC double glazed window to rear aspect. Carpet tiles. Skirting boards. Low level WC with cistern. Pedestal hand wash basin with chrome mixer tap.



Other

Eastleigh Borough Council Tax Band B £1635.27 2024/25 charges. Vendors position - No forward chain



Landing (9' 5" x 13' 5") or (2.87m x 4.08m)

UPVC double glazed window to side aspect. Carpet. Skirting boards. Radiator. Doorways leading to all rooms on first floor. Access to partially boarded loft with ladder and lighting. Storage cupboard with shelving housed the combi boiler.

Bedroom One (11' 0" x 13' 9") or (3.36m x 4.20m)

Wooden door with brushed chrome fittings. UPVC double glazed window to front aspect. Radiator with independent thermostat. Carpet. Skirting boards. Coving. Fitted wardrobe.

Bedroom Two (8' 11" x 10' 2") or (2.73m x 3.10m)

Wooden door with brushed chrome fittings. Radiator with independent thermostat. Carpet. Skirting boards.

Bathroom (6' 6" x 6' 9") or (1.98m x 2.05m)

UPVC double glazed opaque window to back garden. Laminate flooring. Built in vanity units. Shower cubicle and tray with sliding door and chrome rainfall effect shower. Part tiled walls. Chrome ladder style heated towel rail.

Garden

South-west facing. Patio area. Mainly laid to lawn. Paved pathway leads towards the rear of the garden. Fenced. Borders with mature shrubs. Large wooden workshop. Two wooden sheds. Wooden outbuilding housing the hot tub. Recreational ground and woodland area beyond the rear boundary. Wooden gate provides side access to shared driveway. Outdoor tap.



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