

ASKING PRICE

£260,000

Freehold

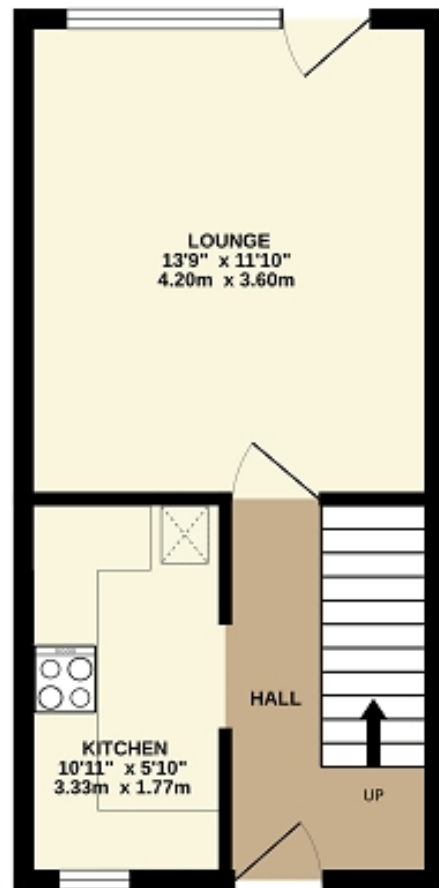
Cambrian Close, Bursledon, SO31 8GW

Warsash Office: 01489 581 452

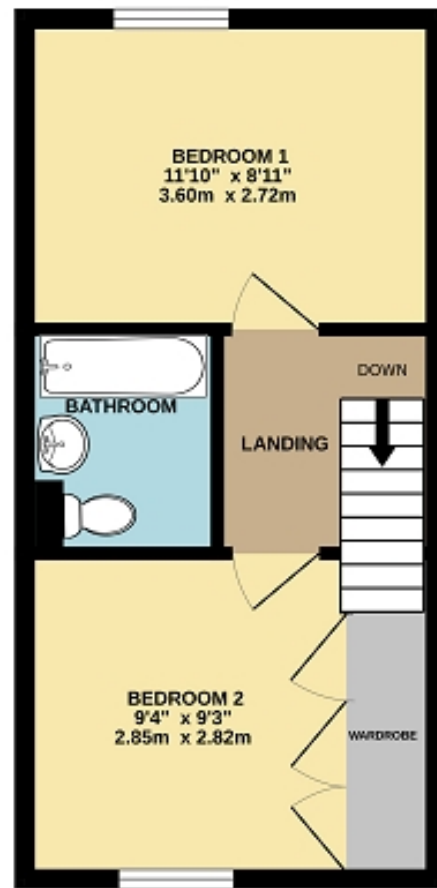
Bursledon Office: 02380 408 200



GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 purchasers. 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+) <b>A</b>		95
(81-91) <b>B</b>		
(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.

Cambrian Close, Bursledon, SO31 8GW

2 Beds - 1 Baths

Brambles are pleased to be marketing this two bedroom, terraced home with off road parking for two vehicles. Located in the ever-popular residential area of Bursledon Green, within easy access to the local amenities of Lowford Village. Being offered with no onward chain.

### FEATURES

- Open plan living / dining room
- Enclosed back garden
- Fitted wardrobes to master bedroom
- Modernised kitchen with integrated electric oven
- Allocated parking for two vehicles
- Close to local amenities of and Tesco superstore
- No onward chain



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Bursledon | Warsash | Mayfair





This two bedroom home is 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. On approach to this home two allocated parking spaces to the front offer convenient off road parking.

Stepping inside, the hallway leads you through to the open plan living / dining room featuring a door which opens out into the back garden, mainly laid to lawn with a patio area ideal for outdoor entertainment. The modernised kitchen has ample storage and space for appliances, being offered with integrated electric oven and hob. Upstairs you will find a functional family bathroom with shower over the bath, as well as two generously sized bedrooms with fitted wardrobes to the master.

Viewing is highly recommended to appreciate the full potential of this well-situated home.



### Outside

Two allocated parking spaces at the front. Area laid to lawn. Paved steps leading up to front door. Sheltered porch canopy.

### Hallway (10' 10" x 6' 0") or (3.30m x 1.83m)

Composite front door with decorative glazing. Laminate flooring. Skirting boards. Built in storage cupboard housing meters. Carpeted stair case with wooden hand rails rising to first floor. Under stairs storage cupboard. Night storage heater. Doorways leading to all rooms on ground floor.

### Kitchen (10' 11" x 5' 10") or (3.33m x 1.77m)

Double glazed window to front. Laminate flooring. Matching wall and base units. Integrated electric oven with four point electric hob. Stainless steel extractor hood. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated dishwasher. Space and plumbing for fridge freezer and washing machine.

### Living Room (13' 9" x 11' 10") or (4.20m x 3.60m)

UPVC double glazed door opens out to garden. Double glazed window to back garden. Carpet. Skirting boards. Night storage heater.

### Landing (6' 5" x 6' 3") or (1.96m x 1.91m)

Carpet. Skirting boards. Access to boarded loft with power and lighting. Doorways leading to all rooms on first floor.



### Bedroom One (8' 11" x 11' 10") or (2.72m x 3.60m)

Wooden door with chrome fittings. Double glazed window to rear. Carpet. Skirting boards. Night storage heater.

### Bedroom Two (9' 4" x 9' 3") or (2.85m x 2.82m)

Wooden door with chrome fittings. Double glazed window to front. Built in wardrobe. Airing cupboard housing water tank. Electric radiator.

### Bathroom (6' 5" x 5' 7") or (1.96m x 1.69m)

Wooden door with chrome fittings. Laminate flooring. Tiled walls. Chrome ladder style heated towel rail. Low level WC with cistern. White pedestal hand wash basin with chrome mixer tap. White panel bath with chrome taps, glass shower screen and wall mounted shower over bath. Extractor fan.

### Garden

Mainly laid to lawn with patio area. Fully fenced. Wooden shed.

### Other

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



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