

GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA - 735 sq.ft. (68.2 sq.m.) approx.
While 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 misstatement. 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.
Made with Masslogix 02025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(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.



ASKING PRICE

£250,000

Leasehold

Hollowbread Gardens, SO31 8LY

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



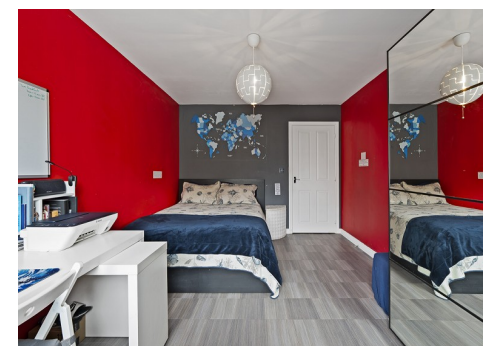
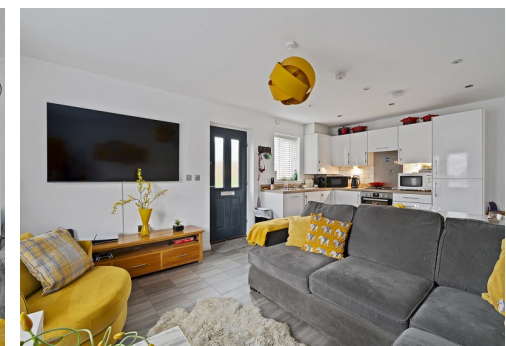
Hollowbread Gardens, Bursledon, SO31 8LY

2 Beds - 1 Bath

Brambles are delighted to market this beautifully presented two bedroom, ground floor maisonette tucked away on a new development recently constructed by Taylor Wimpey in 2019. Conveniently located close to the local amenities of Lowford Village.

FEATURES

- Ground floor maisonette with private entrance
- Open plan living/kitchen/dining room
- Two generous double bedrooms
- Contemporary bathroom
- Two allocated parking spaces
- Desirable location within a new development close to local amenities
- No onward chain



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Situated in arguably one of the most sought after plots on the development due to its close proximity to the duck ponds stretching to open fields, this beautiful ground floor maisonette is a must see. Its conveniently located close to the local amenities of Lowford Village in Bursledon, and just a short walk to Tesco superstore.

Allocated, off road parking is on offer for two vehicles plus ample visitor parking spaces throughout the development. With its own private entrance, the internal accommodation starts with a generous, open plan living/kitchen/dining room well equipped with integrated appliances and featuring a Juliet balcony. The spacious hallway benefits from a large storage cupboard and doorways leading off to two large double bedrooms plus a fully tiled contemporary bathroom.

This immaculate ground floor maisonette is a must see, please call Brambles Estate Agents to arrange your viewing.



Outside

Private entrance. Two allocated parking spaces.

Living/Kitchen/Dining Room (13' 3" x 20' 11") or (4.03m x 6.38m)

Composite front door with opaque glazing. Double glazed window to front. Double glazed French doors open to Juliet balcony. Vinyl flooring. Moulded skirting boards. Two radiators. Inset spots. Full range of matching wall and base units. Ample worksurfaces. Tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Water softener. Integrated electric oven with four point gas burner hob. Stainless steel splash back. Extractor hood. Integrated washing machine, dishwasher and fridge freezer. Wall unit housing Logic combi boiler. Doorway leading to hallway.

Bathroom (5' 7" x 7' 11") or (1.70m x 2.42m)

Wooden panelled door with chrome fittings. Vinyl flooring. Tiled walls. White panel bath with chrome taps and shower above. White pedestal hand wash basin. Low level WC with cistern. Chrome ladder style heated towel rail. Wall mounted vanity units. Inset spots.



Hallway (18' 0" x 6' 7") or (5.48m x 2.0m)

Vinyl flooring. Moulded skirting boards. Radiator. Wall hung unit housing the RCD breaker switches. Large storage cupboard. Doorways leading off to all rooms.

Bedroom One (10' 5" x 15' 7") or (3.18m x 4.74m)

Wooden panelled door with chrome fittings. Double glazed window to side. Vinyl flooring. Moulded skirting boards. Radiator.



Bedroom Two (10' 0" x 14' 5") or (3.05m x 4.39m)

Double glazed window to side. Wooden panelled door with chrome fittings. Vinyl flooring. Moulded skirting boards. Radiator.

Other

Eastleigh Borough Council Tax Band B £1721.44 2025/26 charges.
Approximately 989 years remaining on the lease.
Ground Rent £277.32 per year.
Vendors position: No onward chain



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.