

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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BRAMBLES

ASKING PRICE

£350,000

Freehold

Pound Road, Bursledon, SO31 8FE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



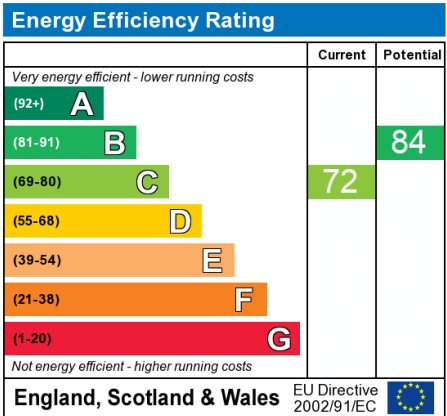
Pound Road, Bursledon, SO31 8FE

3 Beds - 1 Bath

This three-bedroom home with driveway parking is ideally situated in Bursledon, close to local amenities. Being offered with no forward chain.

FEATURES

- Three bedroom, semi-detached home
- Open plan living / dining room
- Enclosed back garden
- Single garage plus driveway parking
- Gas central heating and double glazing throughout
- Ideally located close to local amenities of Lowford Village
- No forward chain



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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This family home 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, connecting you to Southampton City Centre in around 15 minutes.

Outside you benefit from a single garage plus a driveway providing off road parking for two to three cars. Downstairs comprises of a kitchen to the front, plus a large open plan living / dining room overlooking the back garden. There's a downstairs WC for added convenience. Upstairs, the accommodation is completed by a family bathroom, plus three well-proportioned bedrooms.

This family home in a desirable location, is full of potential for the new owners to truly make their mark. Viewing is highly recommend, please call Brambles Estate Agents today.



Landing (16' 9" x 6' 2") or (5.10m x 1.88m)
Double glazed window to side. Carpet. Skirting boards. Inset spots. Radiator. Loft hatch. Storage cupboard. Doorways leading off to all rooms on first floor.

Bedroom One (10' 2" x 10' 8") or (3.11m x 3.26m)
Wooden panelled door with chrome fittings. Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Two (9' 6" x 9' 8") or (2.89m x 2.94m)
Wooden panelled door with chrome fittings. Two double glazed windows to front. Carpet. Skirting boards. Radiator.

Bedroom Three (6' 6" x 10' 8") or (1.99m x 3.26m)
Wooden panelled door with chrome fittings. Double glazed window to rear. Radiator. Carpet. Skirting boards.

Bathroom (10' 2" x 10' 8") or (3.11m x 3.26m)
Wooden panelled door with chrome fittings. Double glazed window to front. Part tiled walls. Laminate flooring. Skirting boards. White panelled bath with chrome shower above. Low level WC with cistern. White pedestal basin with chrome taps. Electric shaving point. Radiator. Vanity unit.

Other
Eastleigh Borough Council Tax Band C £1967.35 2025/26
Vendors position: No onward chain

Garage (15' 6" x 8' 3") or (4.72m x 2.52m)
Single garage. Up and over door.



Outside
Tarmac driveway providing off road parking for two cars. Area laid to gravel leading to front door and side access.

Hallway (11' 0" x 5' 1") or (3.35m x 1.54m)
UPVC double glazed front door. Laminate flooring. Skirting boards. Carpeted staircase rising to first floor. Storage cupboard. Doorways leading to kitchen and living / dining room.

Kitchen (8' 6" x 10' 8") or (2.58m x 3.26m)
Double glazed window to front. Laminate flooring. Skirting boards. Wall and base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Freestanding cooker. Extractor hood. Space and plumbing for washing machine, dishwasher, larder fridge. Wall mounted boiler. Inset spots. Door opening to pantry cupboard.

Dining Room (16' 9" x 10' 9") or (5.10m x 3.28m)
Wooden panelled door with chrome fittings. High level double glazed window to side. Carpet. Skirting boards. Radiator. Doorway leading to WC.

Living Room (16' 9" x 12' 6") or (5.10m x 3.81m)
Double glazed sliding doors leading out to back garden. Carpet. Skirting boards. Radiator. Electric fireplace.

W/C (5' 9" x 4' 5") or (1.75m x 1.35m)
Low level WC with cistern. Hand wash basin with chrome taps. Wall mounted electric heater. Extractor fan.

Garden
Laid to lawn. Patio area. Decked area. Fencing.



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