



RICHMONDS



## 5 Bridge Close, Bursledon, Southampton, SO31 8AN

Guide Price £395,000

An extended, detached bungalow situated at the end of a quiet cul-de-sac in Bursledon. The accommodation includes a spacious living room which leads onto a separate dining room with French doors opening onto the garden. The kitchen has plenty of worktop space, an integrated oven and space for appliances. There is also a utility room with a door to a large workshop/bike store that was previously a garage. There are two double bedrooms and a refitted bathroom.

At the front of this bungalow there is ample driveway parking for several vehicles. It also benefits from a lovely south facing rear garden with a decked seating area to enjoy al fresco dining. There is an area of lawn, flower and shrub borders, a central water feature and greenhouse.

Bursledon is a much sought after area offering sailing activities on the River Hamble, is close to the beautiful Manor Farm Country Park and enjoys a choice of local eating and drinking establishments. There are also good transport links to the motorway network and Bursledon Train Station is nearby.

The owner informs us that there is planning permission granted for a single storey side and rear extension with the addition of a dormer window to the rear on the first floor, please seek verification of details from your solicitor.

### Other Information

Tenure: Freehold

Approximate Age: 1950's

Heating: Gas central heating

Windows: UPVC double glazing with triple glazing to front windows

Loft: Insulated and partially boarded

Energy Rating: D

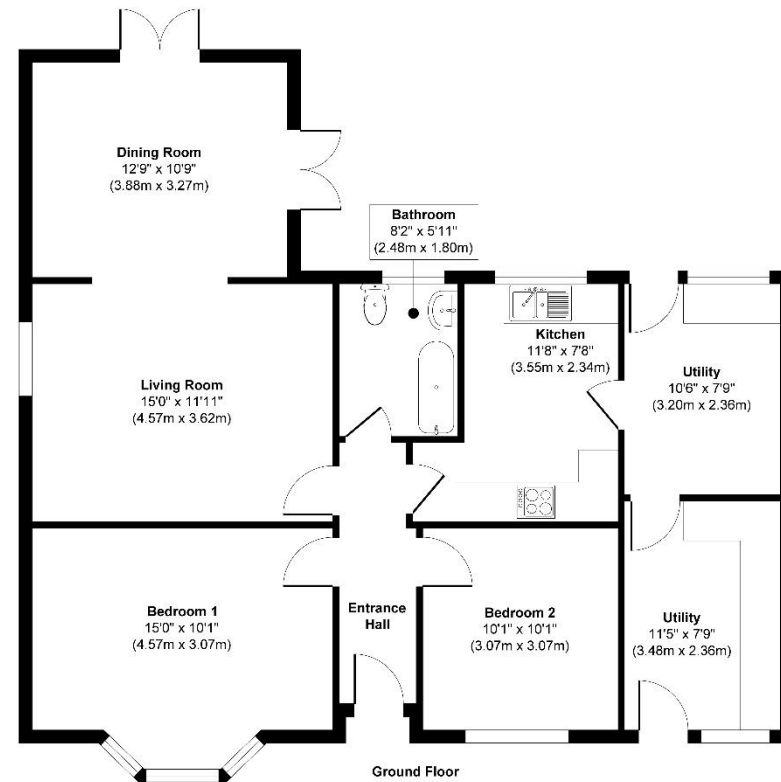
Sellers Position: Looking for a local property

### Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Approx. Gross Internal Floor Area 977 sq. ft / 90.79 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk



