



Newport, Bridge Road, Bursledon, SO31 8AL

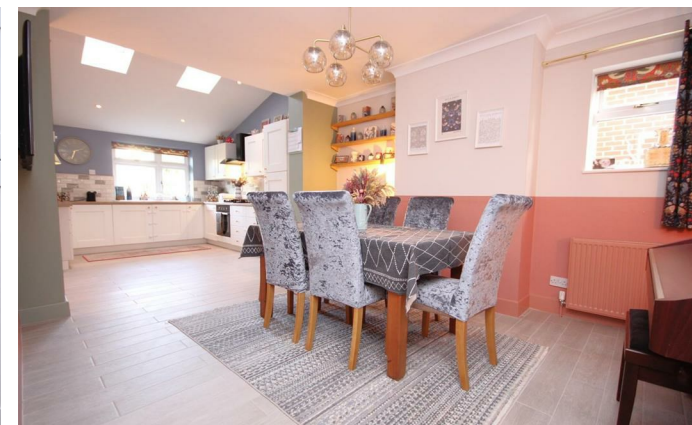
Asking Price £465,000

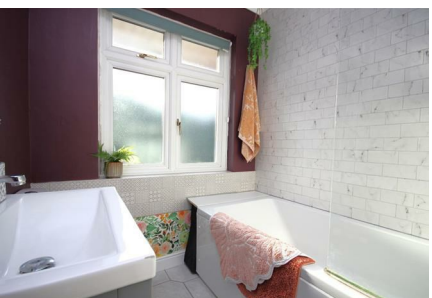


Newport, Bridge Road |
Bursledon | SO31 8AL
Asking Price £465,000

W&W are delighted to offer for sale this immaculately presented & improved 1930's Character three bedroom detached family home situated down a private road. The property boasts three bedrooms, lounge, open plan kitchen/dining room, utility room, study, downstairs shower room & modern family bathroom. The property also enjoys a rear landscaped garden, garage & two driveway's providing parking for multiple vehicles.

Bridge Road is a location popular with those seeking easy access to Swanwick Marina & the River Hamble. Local riverside restaurants are within easy walking distance as is Bursledon train station with other excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Lowford are just a 10 minute walk as are the local junior & infant schools.





1930's character three bedroom detached family house situated down a private road

Welcoming entrance hall enjoying bespoke fitted understairs storage cupboards

Attractive wood effect tiled flooring flowing through the entrance hall & kitchen/dining room

Lounge with walk in bay window & centrepiece wood burner

Open plan dual aspect modern kitchen/dining room with twin velux windows

Integrated appliances include oven & hob

Utility room with space/plumbing for fridge/freezer, dishwasher, washing machine & mosaic style flooring

Study with window to the side

Modern wet room to the ground floor with window to the rear

Main bedroom benefitting from walk in bay window & built in wardrobes

Two further bedrooms with one benefitting from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite & attractive mosaic style tiling

Rear enclosed landscaped garden majority laid to lawn with newly paved patio area to the bottom with pergola above perfect for alfresco dining

Replacement fencing to the right hand side & side gate

Garage with power & lighting

Replacement carpets to the lounge & study

Feature made to measure shutters to the bay windows in the main bedroom & lounge to remain

Two block paved driveway's, one with a car charging point providing parking for multiple vehicles

MATERIAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains with a new '2020' replacement plastic pipe

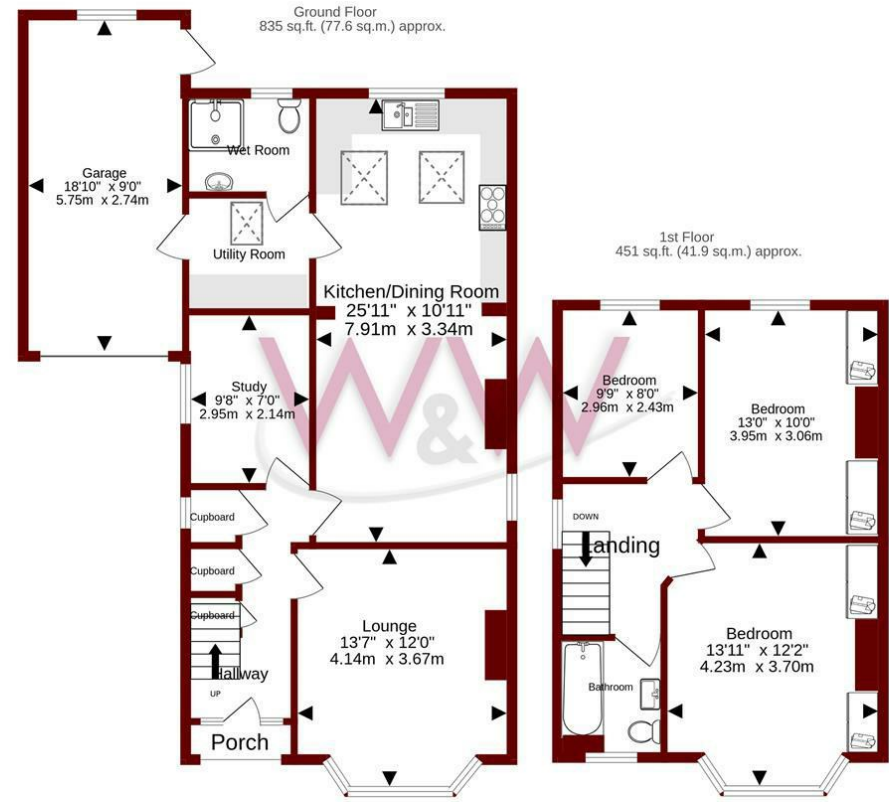
Sewerage - Mains

Heating - Gas Central Heating with a combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE and is connected via Cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1286 sq.ft. (119.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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