



5 Humber Gardens, Bursledon, SO31 8GY

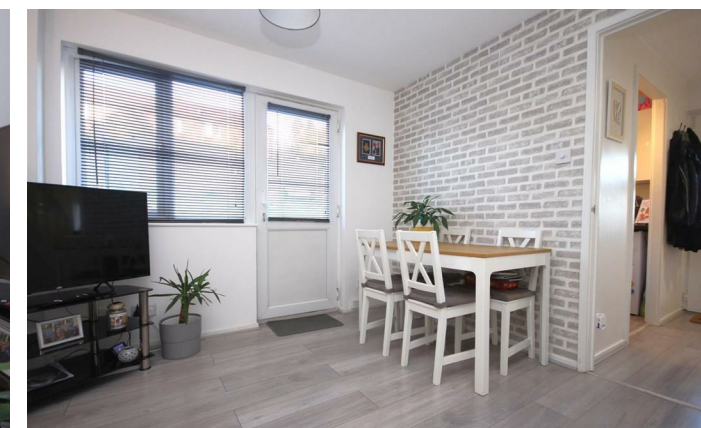
Asking Price £212,500



Humber Gardens |
Bursledon | SO31 8GY
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W&W are delighted to offer for sale this well presented one double bedroom 'cluster' house. The property boasts one bedroom, lounge/dining room, kitchen & family bathroom. The property also benefits from a rear tiered garden & parking.

Humber Gardens is a location popular with those seeking easy access to Swanwick Marina & the River Hamble. Local 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.





Well presented one double bedroom semi detached house

Entrance hall with attractive wood effect laminate flooring flowing through into the lounge & kitchen

Lounge with door opening out onto the rear garden & built in storage cupboard

Modern kitchen boasting built in oven/hob with space and plumbing for additional appliances

Landing with large walk in storage cupboard

Main bedroom benefitting from built in wardrobe & airing cupboard

Modern bathroom comprising three piece white suite with shower over the bath

Rear tiered garden majority laid to lawn with shingled area, shed to remain, outside water tap & side access

Driveway parking to the front for vehicles

Walking distance to local amenities

MATERIAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

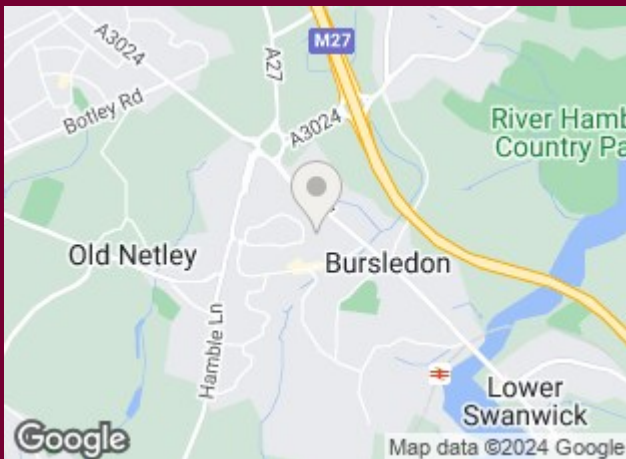
Sewerage - Mains

Heating - Electric Storage Heaters

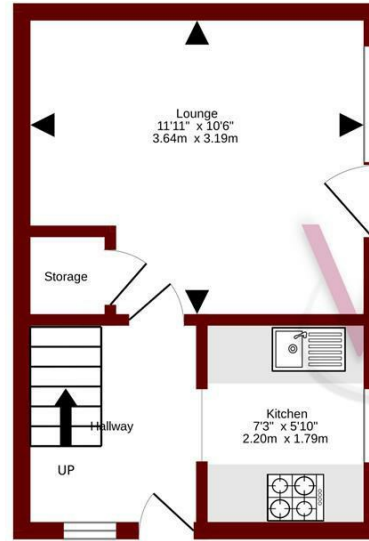
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media and is connected via Fibre

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

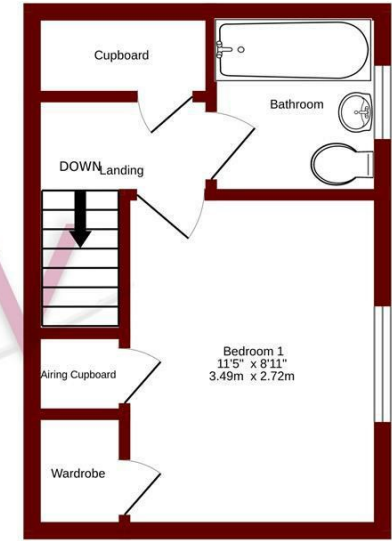
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
211 sq.ft. (19.6 sq.m.) approx.



1st floor
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq.ft. (39.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 - B

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - A

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