



13 Pine View Close, Bursledon, SO31 8GB

Asking Price £310,000



Pine View Close |
Bursledon | SO31 8GB
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W&W are pleased to offer for sale this well presented three bedroom semi detached home overlooking greenery to the front. The property boasts three bedrooms, 22'4ft lounge, kitchen, dining room & modern family bathroom. The property also benefits from a tiered rear garden, front garden & driveway parking for multiple vehicles.

Pine View Close is situated in the ever so popular village location of Bursledon with local shops & amenities within walking distance including a variety of eateries. The waterside village of Hamble is just over a mile away with Southampton Centre a short drive, Hamble & Bursledon train stations are also easily accessible.





Well presented three bedroom semi detached home

Situated at the end of a cul de sac overlooking greenery to the front

Impressively sized 22'4ft lounge with centrepiece fireplace & double doors opening out onto the rear garden

Kitchen enjoying built in oven/hob with space and plumbing for additional appliances

Dining room with window to the front

Main bedroom enjoying twin windows to the front & built in wardrobes

Two additional double bedrooms with one benefitting from built in storage

Modern family bathroom comprising three piece white suite

Rear tiered garden

Driveway parking for multiple vehicles

Vendor suited

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

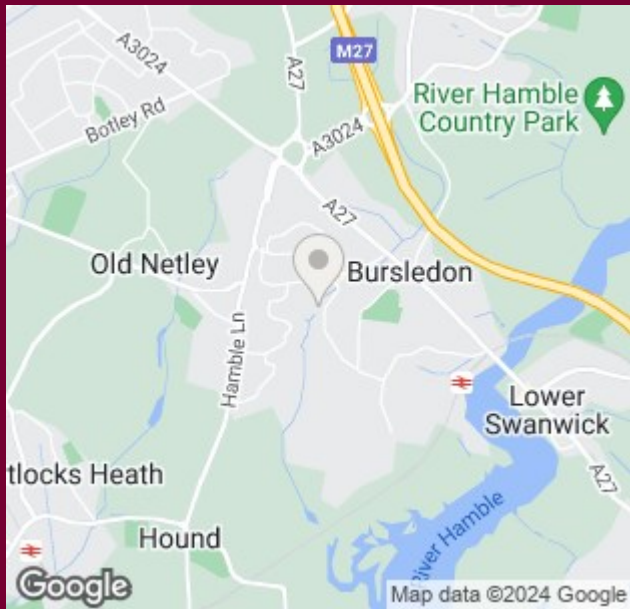
Sewerage - Mains

Heating - Mains

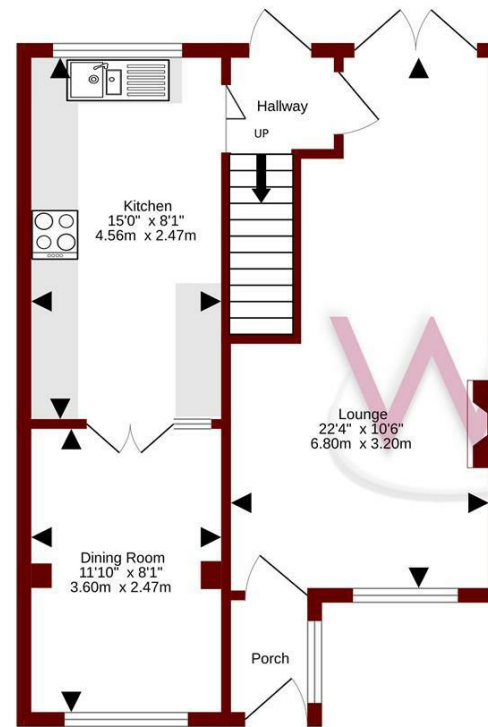
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via Cable

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

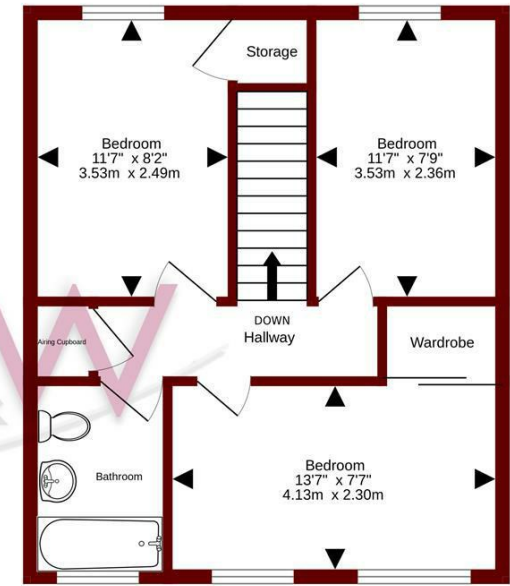
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
468 sq.ft. (43.5 sq.m.) approx.



1st Floor
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 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			86
(69-80) C		69	
(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 - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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