



8 Batchelor Green, Bursledon, SO31 8FJ

Asking Price £295,000



Batchelor Green |
Bursledon | SO31 8FJ
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W&W are pleased to offer for sale this three bedroom semi detached home situated in enviable position overlooking greenery to the front. The property boasts three bedrooms, lounge/dining room, modern kitchen & family bathroom. The property also benefits from a front decked sun terrace, rear garden, garage & driveway parking.

Batchelor Green 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.





Three bedroom semi detached home overlooking greenery to the front

Lounge with feature bi-fold doors opening out onto the decked sun terrace , centrepiece stone surround fireplace & bespoke understairs storage

Modern re-fitted kitchen enjoying attractive units & wood effect worktops

Integrated appliances include oven, hob, fridge/freezer, dishwasher & space/plumbing for washing machine and tumble dryer

Main bedroom enjoying feature air-conditioning unit

Two additional bedrooms with one benefitting from built in office furniture & both benefitting from built in wardrobes

Family bathroom comprising three piece suite

Decked sun terrace to the front

Rear garden laid to lawn

Garage with power/lighting & replacement electric remote controlled roller door

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

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

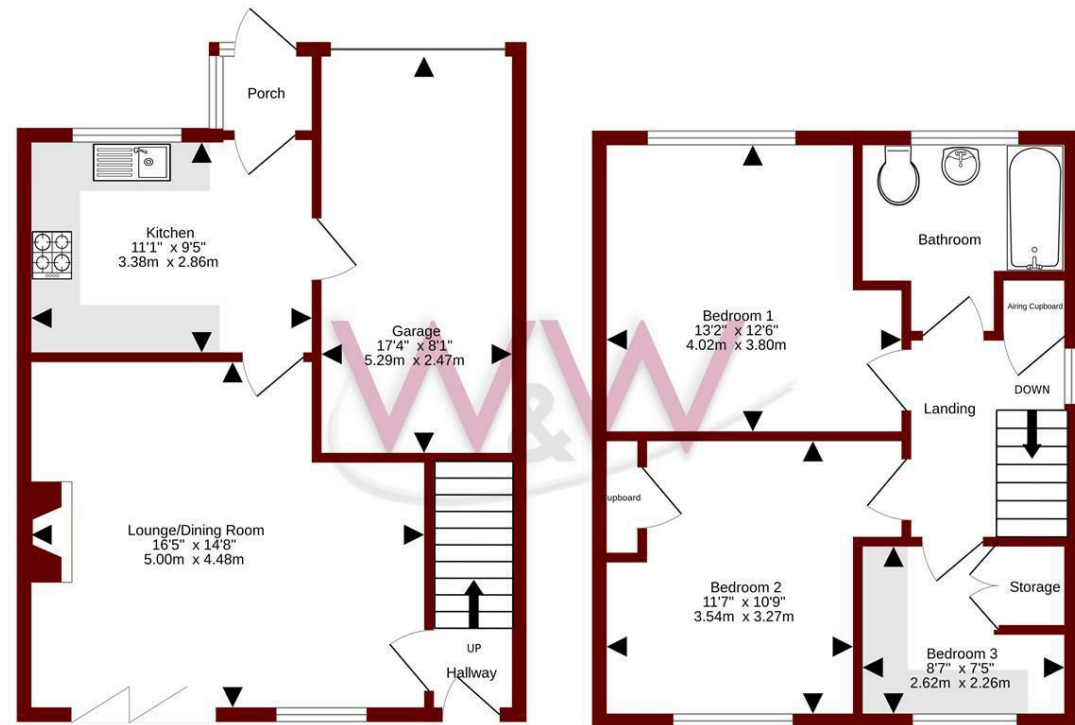
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
506 sq.ft. (47.0 sq.m.) approx.

1st floor
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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 - £2244.00

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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