



24 Cedar Close, Bursledon, SO31 8LA

Asking Price £265,000



Cedar Close |
Bursledon | SO31 8LA
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W&W are pleased to offer for sale this well presented three bedroom end of terraced home. The property boasts three bedrooms, lounge/dining room, kitchen & modern main bathroom. The property also benefits from 'in our opinion' a good sized rear garden & driveway parking for two vehicles to the front.

Cedar 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 end of terraced home

Spacious lounge/dining room boasting centrepiece fireplace & built in understairs storage cupboard

14'11ft kitchen enjoying built in '2024' replacement oven & hob with space for additional appliances

Main bedroom 'in our opinion' is of a great size & enjoys window to the front

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear westerly facing enclosed garden majority laid to lawn with patio area

Driveway parking for two vehicles to the front

Walking distance to local amenities & local recreation grounds

ADDITIONAL INFORMATION

Property construction - Crosswall Construction

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with combination boiler

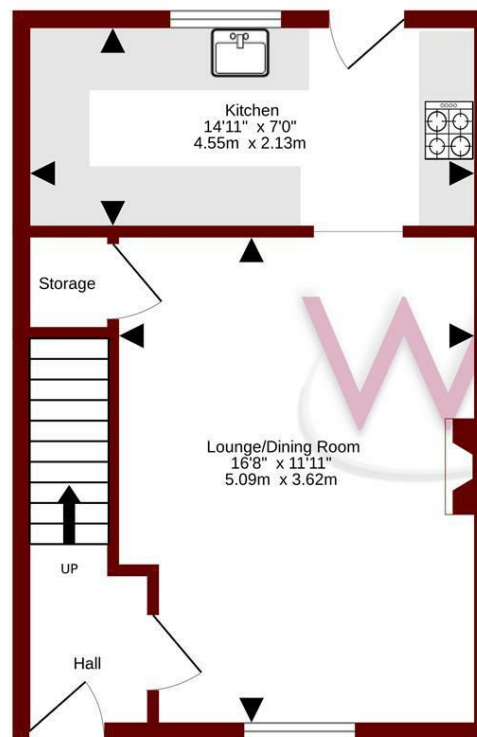
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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

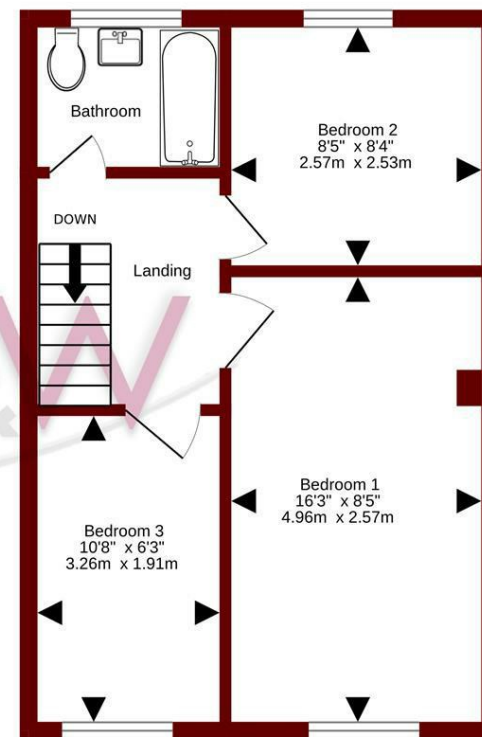
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
360 sq.ft. (33.5 sq.m.) approx.



1st floor
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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		
(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 - A - £1401.67 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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