



Leander , Bridge Road, Bursledon, Southampton, SO31 8AL

Offers Invited £395,000

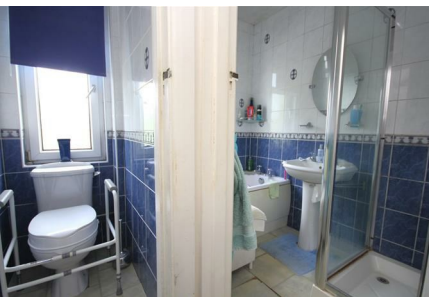


Bridge Road | Bursledon
Southampton | SO31 8AL
Offers Invited £395,000

W&W are pleased to offer for sale this circa 1930's built three bedroom link detached home situated down a private road. The property enjoys three bedrooms, lounge, kitchen, dining room, conservatory, bathroom & a separate cloakroom. The property enjoys a rear garden, garage & driveway 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.





Circa 1930's built three bedroom link detached family home

Situated down a private road made up of four houses

In need of modernisation

Lounge with walk in bay window & centrepiece fireplace

Kitchen with space for appliances & built in storage cupboard

Dining room with built in storage & double doors opening into the conservatory

Conservatory with doors out to the rear garden

Main bedroom with walk in bay window to the front & built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Bathroom comprising three piece suite with feature bath, shower & sink

Separate cloakroom

Rear mature garden

Garage with roller door

Driveway providing parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

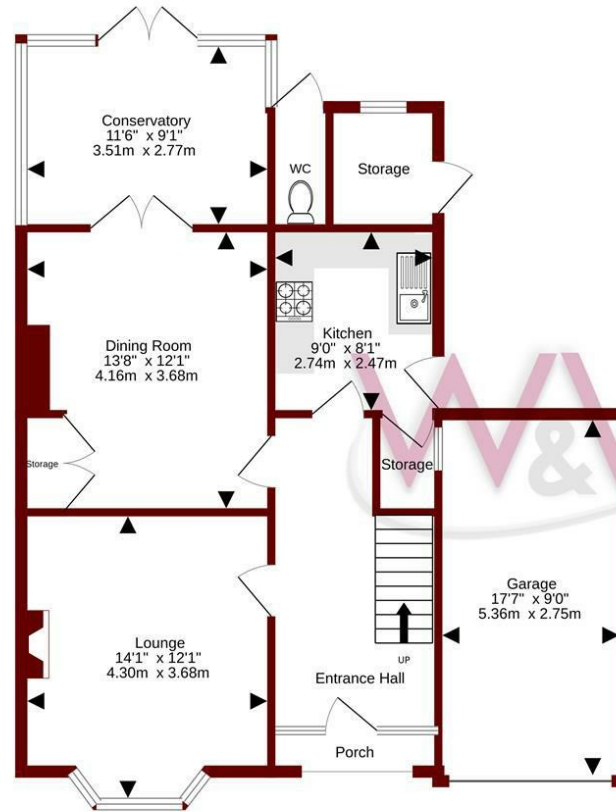
Broadband - There is no broadband currently connected to the property

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

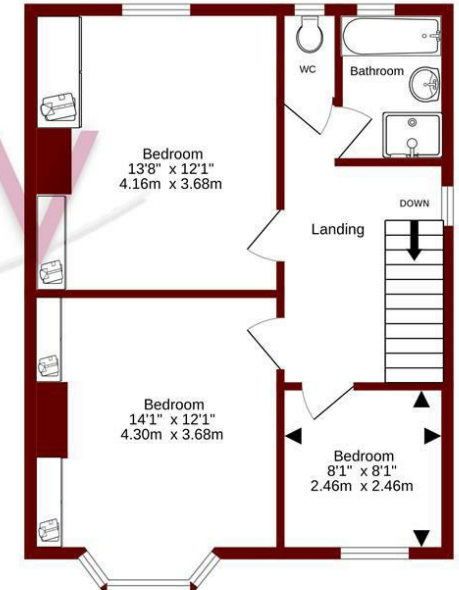
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
848 sq.ft. (78.8 sq.m.) approx.



1st Floor
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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	64	77
(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 - D

Potential EPC Rating - C

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