



BROOK
INDEPENDENT
ESTATE AGENTS

25 Boundary Road, Bursledon, SO31 8DS

An established three bedroom terrace family sized home with pretty garden requiring some updating set in the most convenient location

£250,000 Guide Price

ACCOMMODATION & FEATURES

- Nice fenced frontage with path to front door and the added benefit of side access to the rear garden ideal for storing bikes, garden machinery and coming back with the dog!
- Wide welcoming entrance hallway
- Good sized living room with secluded view to the front
- Good sized dining room and kitchen overlooking the secluded rear garden
- Three well proportioned first floor bedrooms plus three piece bathroom suite
- Very pretty rear garden with two good storage sheds, one having power, there is a lovely mix of established shrubbery and lawn and tree lined rear for added seclusion
- This is the most perfectly placed home for those looking for commutable access to local landmarks and bustling towns such as Hamble, Woolston, West End, Hedge End and Southampton plus great transport links
- Equally the pretty walks through Bursledon and Lowford to the River are within easy reach as are big brand shops and supermarkets
- Requiring some updating its been in the same family for decades – it's a home providing a future proof option in the most convenient of locations with a lifestyle attached





Brook independent are delighted to present to the market this fine three-bedroom terrace house set in an established terrace of homes that line a no through road on the edge of Bursledon. The area is incredibly convenient for access to everything, local shops, big brand supermarkets, schools, the motorway, local landmark towns as well as beautiful weekend pastime activities such as walks and trails along the picturesque River Hamble.

The property has remained in the same occupation for many years, its easy to see why, its spacious and secluded with a lovely view over the rear garden from the kitchen and dining room. There are three good bedrooms on the first floor and a nicely proportioned three piece bathroom suite. There is some updating required, this offers a blank canvas to enhance, it is the right property to spend the time on as the layout and location is just so good.

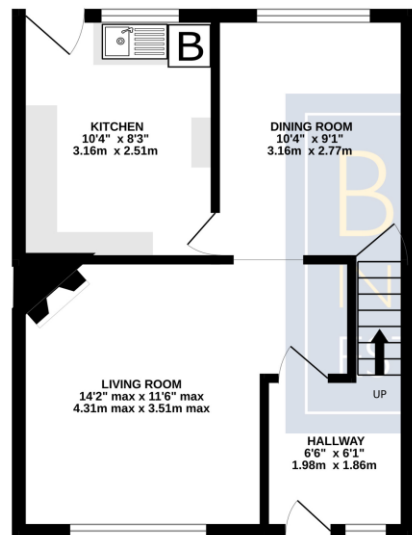
Viewings are strictly by appointment and the property is offered with vacant possession.

Council tax band B

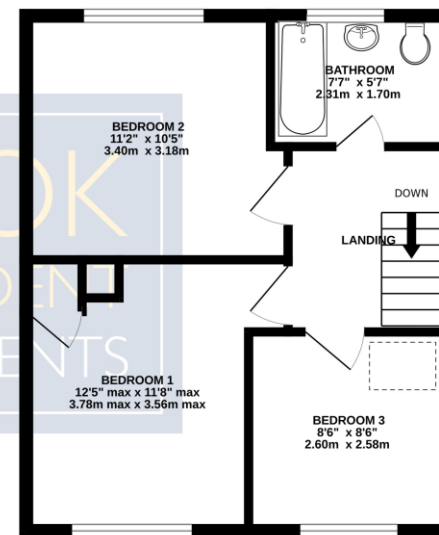




GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 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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