



20 Vantage Copse, Bursledon - SO31 1ES
Offers in excess of £400,000

WHITE & GUARD

20 Vantage Copse

Bursledon, Southampton

INSIDE

Built approximately five years ago, this immaculately presented, three-bedroom semi-detached home benefits from no forward chain. Situated next to open green areas, the property has two parking bays allocated and two visitor bays, and briefly comprises a modern kitchen/diner, generous lounge and a cloakroom on the ground floor. On the first floor there are three bedrooms, with an ensuite to the master, and a family bathroom. A home office/garden room with power has been built in the rear garden, with views of the landscaped garden and patio area. The property also benefits from a built-in alarm system.

LOCATION

The property is located on the outskirts of Bursledon in the popular Latitude development and is close to local shops, schools and amenities, as well as Hedge End's village centre and the M27 motorway links.

ADDITIONAL INFORMATION

There is an estate charge of £262.20 PA (paid in monthly instalments) for upkeep of the communal landscaped areas. Renewed September.

- TENURE - FREEHOLD
- EASTLEIGH BOROUGH COUNCIL BAND D
- EPC RATING - B





INSIDE

The front door opens into an entrance hall which has stairs leading to the first floor, an under stairs storage cupboard and doors through to all principal rooms. The dual aspect kitchen/diner has been fitted with a contemporary range of white wall and base units, with a built-in double oven and gas hob with extractor over, integrated dishwasher, fridge/freezer and washing machine. The large bay window to the side provides an ideal seating area with perfect views of the open green space beside the property.

The spacious lounge is positioned at the rear of the property with French doors leading into the garden. The front aspect cloakroom completes the downstairs layout, is partially tiled and fitted with a low level WC and vanity wash hand basin.

On the first floor, the large master bedroom has a window to the front aspect and a stylish en suite comprising a shower cubicle, wash hand basin, WC and a window to the side. Bedrooms two and three both overlook the rear garden, whilst the family bathroom has a window to the front, a panel enclosed bath with shower over, wash hand basin and WC.

OUTSIDE

To the front of the property there are two allocated parking bays and two visitor parking bays, and a low maintenance front garden planted with a selection of shrubs. The rear garden can be accessed via a gate to the side and has a large home office/garden room with power/light, overlooking the landscaped and patio areas.



BROADBAND

Ultrafast Full Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



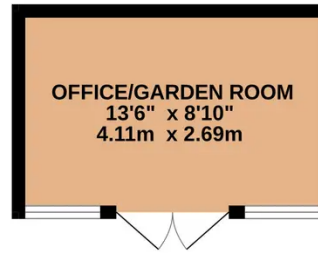
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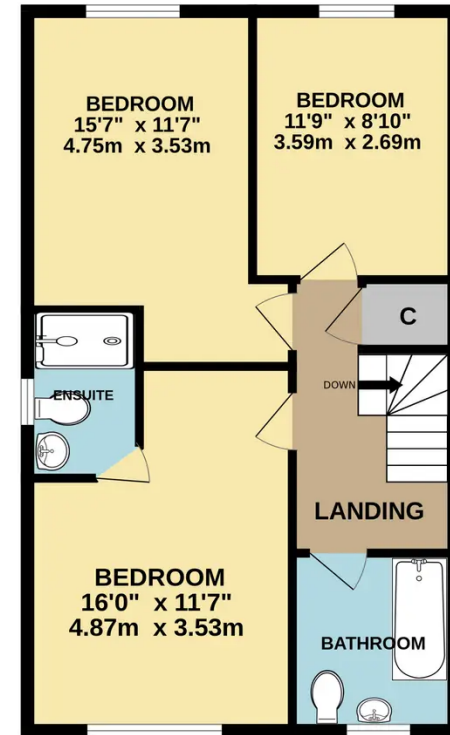
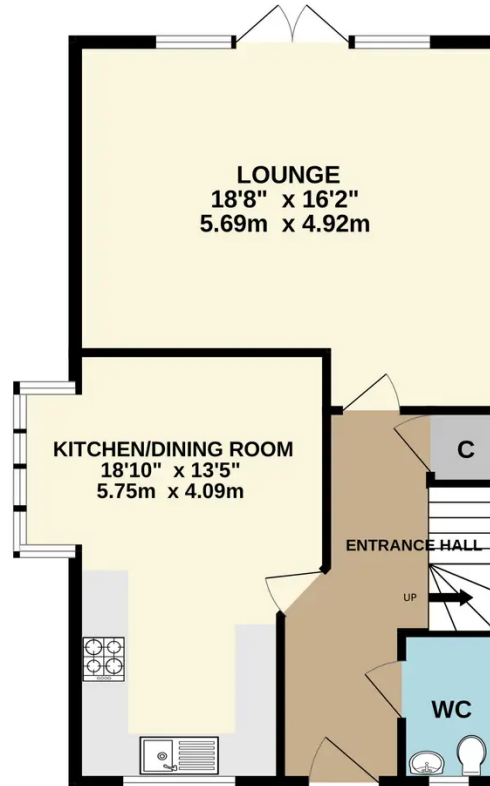
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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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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