



95b Bursledon Road, Hedge End - SO30 0BU  
£500,000

WHITE & GUARD

# 95b Bursledon Road

Hedge End, Southampton

## INTRODUCTION

This well presented, three bedroom, detached family home offers spacious accommodation throughout and briefly comprises a lounge, downstairs cloakroom, kitchen/lounge/dining area, three bedrooms and a family bathroom. Externally there is a landscaped rear garden which is mainly laid to lawn with veranda and patio area. There is also a garden store/workshop with utility area in the rear garden. To the front of the property there is a large driveway providing ample parking.

## LOCATION

The property is situated in a popular area of Hedge End and benefits from being conveniently close to the village centre, local shops, schools and amenities, including the M27 motorway links. Upon entering Bursledon Road from Hedge End's village Centre, the property can be found on the left hand side.

- TENURE - FREEHOLD
- EASTLEIGH BOROUGH COUNCIL - BAND D
- EPC ORDERED





## INSIDE

The front door opens into the entrance hall which has a window to the side, stairs leading to the first floor and doors through to all ground floor rooms. The generous lounge has windows to the front aspect and a feature fireplace. The beautiful kitchen/lounge area/dining room has range of wall and base units with a built-in double oven, integrated dishwasher and fridge/freezer. There is also French doors opening out to the rear garden. The downstairs cloakroom is fit with a wash hand basin with cupboards underneath and WC.

On the first floor, the spacious master bedroom overlooks the front and has built-in wardrobes whilst the second and third bedroom has a window to the rear. The family bathroom is fit with a white suite including WC, wash hand basin with cupboard underneath and bath with shower overhead.

## OUTSIDE

To the front of the property there is a driveway providing off road parking for ample vehicles. Gated side access leads round to the beautiful rear garden which has been landscaped to provide a paved area, ideal for outdoor entertaining, lawn with mature tree and hedge borders, as well as a veranda at the end of the garden. To one side there is also a garden store/workshop with power and light.



## SERVICES

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

## BROADBAND

Gfast Fibre Broadband is available with download speeds of 140-240 mbps and upload speeds of 12-35Mbps. Ultrafast Full Fibre Broadband is planned between now and December 2026. Information has been provided by the Openreach website.

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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.



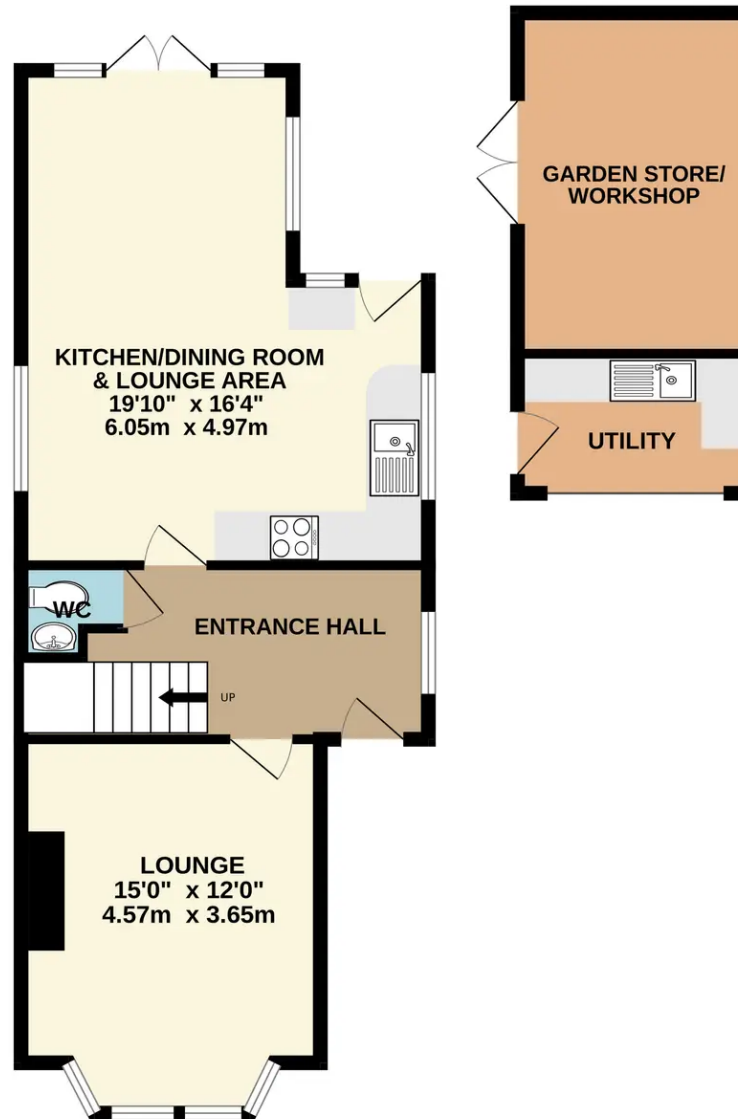
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**PRS** Property Redress Scheme

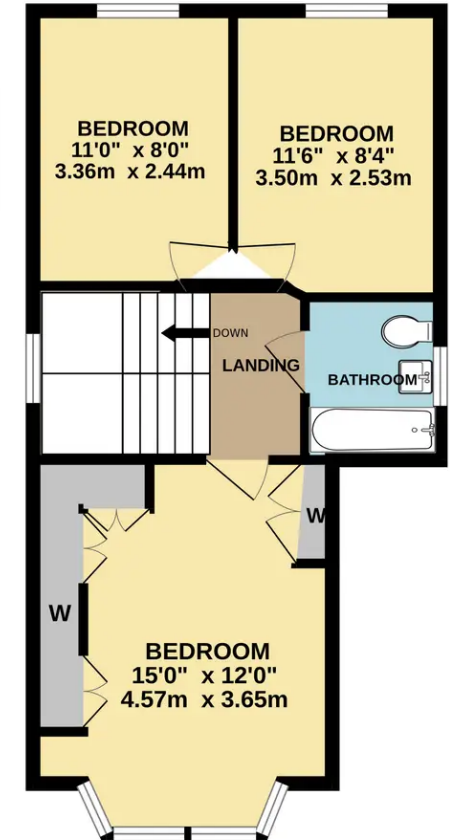
**Zoopla**



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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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