

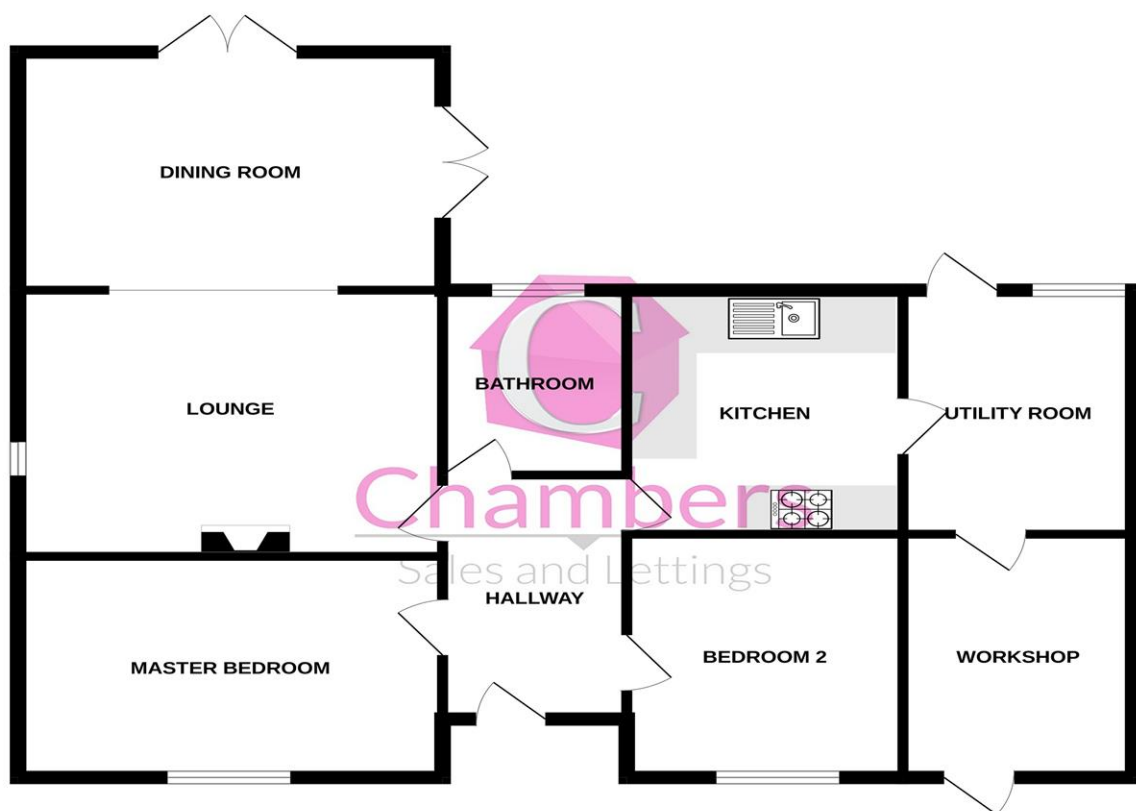


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SALES & LETTINGS

# Chambers

GROUND FLOOR



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.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.

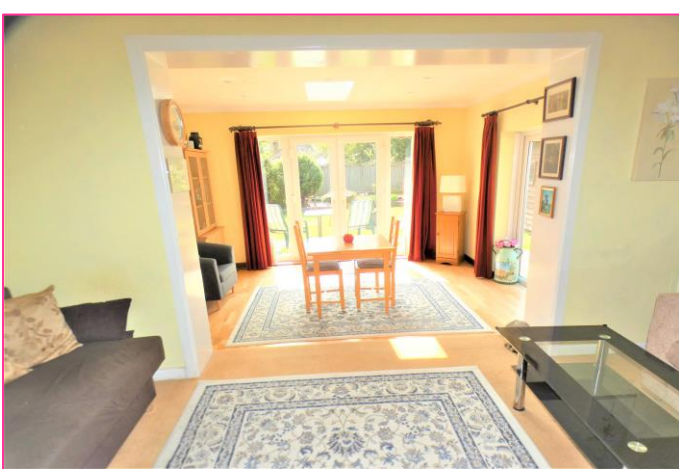


FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation







## 5 Bridge Close Bursledon Southampton SO31 8AN

Offers in Excess of £425,000

Chambers are pleased to be offering this detached bungalow which has been extended some twenty years ago. Set at the end of a cul-de-sac with ample driveway for parking and a very private south facing garden makes it ideal for those looking to retire. The accommodation includes two double bedrooms, a split level lounge, separate dining room, kitchen and utility, a refitted bathroom and TRIPLE GLAZED front windows. The local area enjoys sailing activities on the River Hamble, local eating and drinking establishments, Tesco Superstore, schools, access to the M/A27, Lowford village, local churches and train links from Bursledon train station. This property offers good outside space, privacy and versatility and therefore fully warrants an internal inspection to see what is on offer here.

### Entrance Hallway

UPVC front door, feature wood laminate flooring, radiator, access to loft via void.

### Master Bedroom 14' 8" plus Bay x 10' 0" (4.47m x 3.05m)

Feature bay window to front elevation, radiator.

### Bedroom Two 10' 10" x 10' 4" (3.30m x 3.15m)

Window to front elevation, radiator.

### Split Level Lounge 14' 9" x 11' 9" (4.49m x 3.58m)

Open Access to dining room, stained port hole window to side, featured electric fire with flame effect, two wall lighting points, step down to:

### Dining Room 12' 7" x 10' 6" (3.83m x 3.20m)

A twin aspect room with French doors to rear and side elevations overlooking the rear garden, feature wood floor, radiator.

### Kitchen 11' 8" x 7' 8" plus door recess (3.55m x 2.34m)

Window to rear elevation, fitted wall and base cupboard/drawer units with laminate worktops over, inset stainless steel sink with mixer tap, integrated oven with Zanussi ceramic four plate electric hob and cooker hood over, plumbing for dishwasher, space for upright fridge freezer, radiator, wall mounted Worcester boiler, UPVC door to:

### Utility Room 10' 5" x 7' 8" (3.17m x 2.34m)

Previously a conservatory, UPVC door to rear garden, further door to workshop, ceramic tiled floor.

### Family Bathroom

Window to rear elevation, fitted with a white suite comprising of panel bath with separate power shower over, inset vanity sink unit, low level WC, chrome heated towel rail, ceramic tiled floor.

### Front garden

A generous sized block paved driveway bordered by a dwarf brick wall and wooden fencing, further area laid to slate chippings.

### Rear Garden

This garden is a true gardeners delight offering a great deal of privacy with a south facing aspect. Area immediately behind the bungalow is laid to decking,

mainly laid to lawn with flower and shrub beds, central water feature, timber garden shed, greenhouse to remain, fully fence enclosed, outside power points, further area of decking to full width surrounded by mature shrubs, outside tap, Timber garden store shed, there is an open fronted store / cabin / out building 13ft by 9ft 4ins with paved floor, electric light and power point.

### Workshop/Bike Store 12' 9" x 7' 8" (3.88m x 2.34m)

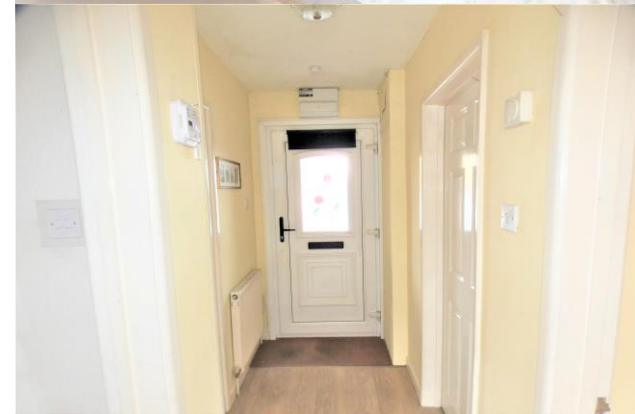
Previously a conservatory, power and light, ceramic tiled floor, front UPVC door.

### Council Tax Band

Eastleigh Borough council-Band D

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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