



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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Directions

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**4 Bed
House - Detached
located in Bursledon**



2 Ashley Court Providenc Hill Bursledon Southampton

Guide Price £675,000

Freehold



TAKE A LOOK AT OUR 360 TOUR! Chambers are delighted to offer for sale this four bedroom detached family home set in a PRIVATE ROAD amongst just three other properties. Currently offering almost 1900sq ft of accomodation and offers scope for futher extension (subject to planning) makes this a great size family home. All four properties are unique in their design and were built approximately 1995. The accommodation on the ground floor comprises a spacious entrance hallway, cloakroom, lounge, study, dining room, kitchen, utility room and a conservatory. On the first floor four double sized bedrooms are on offer with a dressing room and ensuite to the master bedroom. Outside the garden is very private and benefits from a SOUTH FACING aspect. An additional benefit is the detached double garage which is next to the property and could be extended to the rear. If you are looking for a family size home which is tucked away yet close to all the local Bursledon amenities then this is the property for you. Please call Chambers to arrange a viewing and avoid missing out on this property which also has NO CHAIN AHEAD! 02380 010440 or 01329 665700

Entrance Hallway

14'8" x 9'3" inc stairs

Accessed via a wooden glazed front door, feature turning staircase with spindle ballustrade with window to front elevation, access to understairs storage cupboard, radiator.

Lounge

14'9" x 12'10"

Double glazed French doors to rear garden, fitted Adam style electric fireplace, radiator, open access to:

Study

9'5" x 9'1"

Double glazed bow window to front elevation, radiator.

Dining Room

11'10" x 11'7"

Accessed via twin glazed doors, sliding patio door into conservatory, radiator.

Kitchen

11'10" x 9'9"

Fitted with a range of wall and base cupboard/drawer units with work surfaces over, inset sink unit, integrated appliances including a brushed steel eye level oven, dishwasher and under work top fridge, Double glazed UPVC windows to side and rear elevations, ceramic tiled floor, radiator.

Utility Room

10'8" x 8'10"

Two double glazed windows to front elevation, UPVC to side garden, range of wall and base cupboard/drawers with work

surfaces over, inset sink unit, space for tumble dryer and washing machine, wall mounted boiler, ceramic tiled floor, radiator.

Conservatory

18'0" x 8'0"

Constucted of UPVC elevations upon a dwarf brock wall under a polycarbonate roof, ceramic tiled floor, wall light point, French doors to garden.

First Floor Landing

A galleeried landing with UPVC double glazed window to front door, access to airing cupboard housing hot water tank.

Master Bedroom

Two UPVC double glazed windows to rear elevation, fitted double wardrobe radiator, archway to:

Dressing Area

9'11" x 4'0" plus wardrobes

Double glazed window to side elevation, two double wardrobes, radiator, door to:

Ensuite

UPVC double glazed window to rear elevation, fitted shower cubicle, pedestal wash hand basin, fully tiled walls, low level WC, radiator.

Guest Bedroom

13'0" x 12'8" plus wardrobes

Two double glazed UPVC windows to rear elevation, built in double wardrobe, radiator.

Bedroom Three

12'0" plus wardrobe x 10'0"

Two UPVC double glazed window to front elevation, single wardrobe, radiator.

Bedroom Four

9'5" plus wardrobe x 8'11"

Double glazed window to front elevation, single wardrobe, radiator.

Family Bathroom

Double glazed UPVC window to front elevation, corner shower cubicle, pedestal wash hand basin, low level WC, radiator.

Rear garden

Area immedietaly behind house laid to patio, main area laid to lawn in a wrap around style garden, fully enclosed by fencing and mature shrubs, access to double garage, timber summer house, outside tap. This garden also has favouarble SOUTH FACING aspect.

Front Garden

Area laid to lawn with pathway to front door, wrought iron gates to either side of the property.

Detached Double Garage

19'5" x 17'2"

Single door, fitted work bench, power and light, eaves storage space, door to garden and window to rear.

Council Tax

Eastleigh Borough Council- Band G

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.

Downstairs Cloakroom

Double glazed UPVC window to side elevation, wall mounted wash hand basin with tiled splashback, low level WC, radiator.



Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

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