

# HUNTERS®

HERE TO GET *you* THERE



## Pound Road

Bursledon, Southampton, SO31 8FE

Asking Price £375,000



- Three Bedrooms
- Two Reception Rooms
- Ample Off Road Parking
- Gas Central Heating
- Easy Access To Shops & Amenities

- Detached Family Home
- Large Conservatory
- Enclosed Rear Garden
- Double Glazed
- No Forward Chain

Tel: 023 8045 8054

# Pound Road

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Asking Price £375,000



Hunters are delighted to bring to the market this 1930s three bedroom detached family home with ample parking and no forward chain. The property offers three bedrooms and family bathroom, living room with bay window, separate dining room, large conservatory and kitchen breakfast room.

## Front Approach

To the front, small brick wall with metal gated access leading to double width driveway providing ample parking, brick and panelled fence to sides, side gated access.

## Porch

Brick built storm porch with Terracotta tiled flooring, door to:

## Entrance Hall

Wooden flooring, picture rail, radiator, two under stairs storage cupboards, stairs to 1st floor, door to:

## Living Room

11'10" x 11'6" (3.61m x 3.51m)

UPVC double bay window to front aspect, Chimney Breast, double radiator, fitted carpet, TV point, picture rail.

## Dining Room

12'9" x 10'10" (3.89m x 3.30m)

Radiator, laminate flooring, radiator, picture rail, double doors to:

## Conservatory

Brick and double glazed construction, ceramic tiled flooring, double doors to garden.

## Kitchen/Breakfast Room

16' x 6'7" (4.88m x 2.01m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge freezer, built-in gas oven, four ring gas hob with extractor hood over, uPVC double glazed window to side and rear aspect, Storage cupboard, radiator, uPVC double glazed door to garden.

## Landing

UPVC opaque double glazed window to side aspect, fitted carpet, picture rail, door to:

## Master Bedroom

11'10" x 11'6" (3.61m x 3.51m)

UPVC double glazed bay window to front aspect, radiator, chimney breast, picture rail, fitted carpet.

## Bedroom 2

13'3" x 10' (4.04m x 3.05m)

UPVC double glazed window to rear aspect, chimney breast, radiator, fitted carpet, picture rail.

## Bedroom 3

9'5" x 7'9" (2.87m x 2.36m)

UPVC double glazed window to rear aspect, radiator, fitted carpet, picture rail.

## Bathroom

Fitted with three piece comprising panelled bath with shower over, inset wash hand basin with cupboards under, low-level WC, uPVC opaque double glazed window to front aspect, radiator, vinyl flooring, access to loft hatch

## Rear Garden

Enclosed by brick wall and panelled fence to rear and sides, mainly laid to patio with flower and shrub borders, side access.

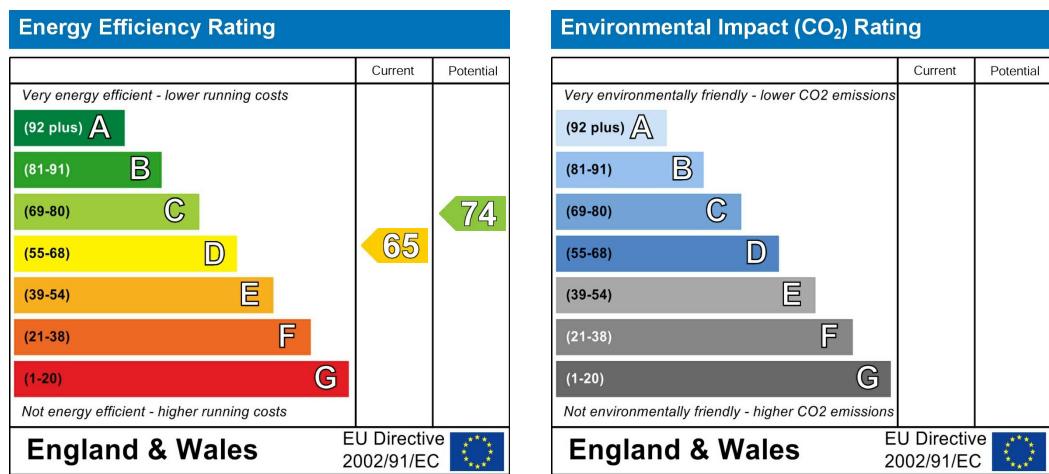
## Floorplan





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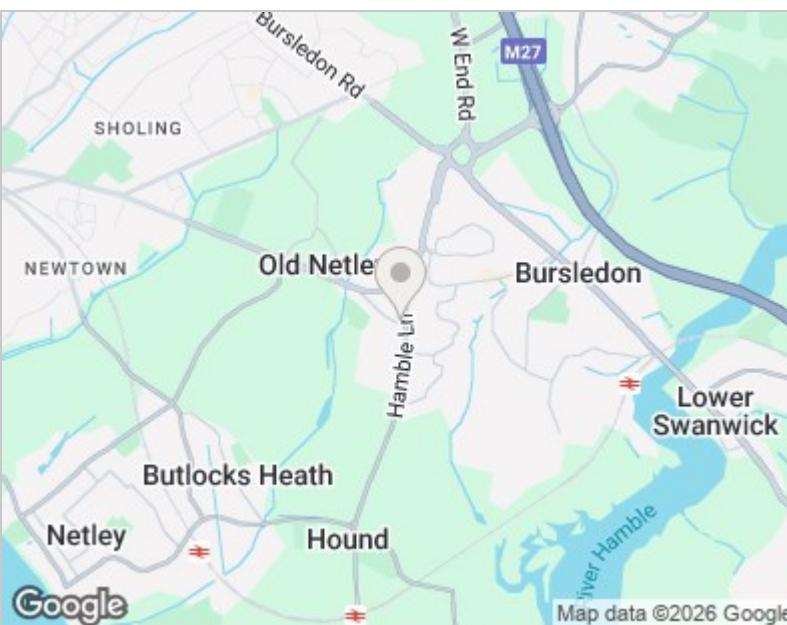
## Energy Efficiency Graph



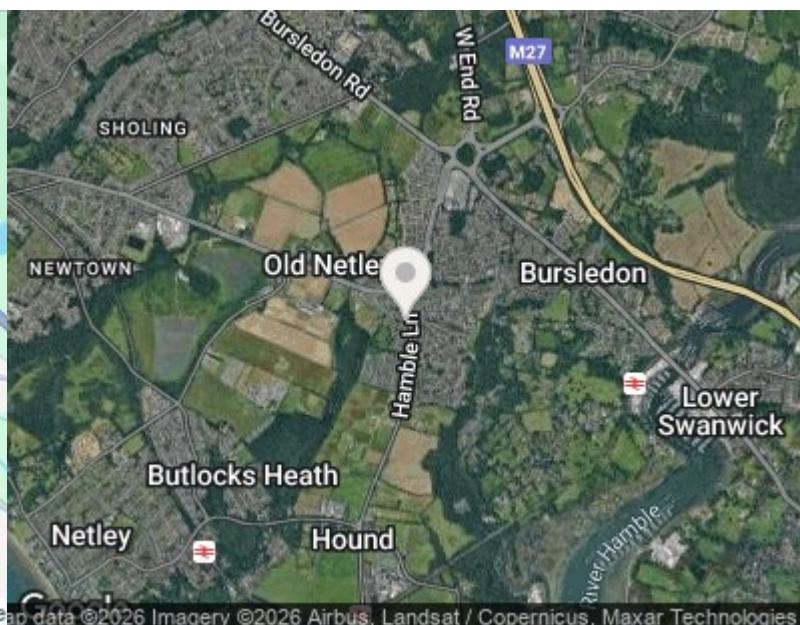
## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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