



34 Claypit Copse, Bursledon, Southampton, SO31 1EX

Asking Price £259,000



Claypit Copse | Bursledon  
Southampton | SO31 1EX  
Asking Price £259,000

W&W are delighted to offer for sale this beautifully presented two double bedroom ground floor maisonette. The property enjoys two bedrooms, impressively sized 27'2ft kitchen/dining/living room, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property also enjoys a landscaped rear garden & allocated parking for two vehicles.

Claypit Copse is located in the popular Latitude development in Bursledon and benefits from being close to local shops, schools and amenities including Manor Farm Country Park, Hedge End village centre and the M27 motorway links.





Beautifully presented two double bedroom ground floor maisonette

The property is a leasehold but owns a share of the freehold with the lease being 990 years remaining

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/dining/living room & built in storage cupboard

Impressively sized 27'2ft dual aspect kitchen/dining/living room with double doors opening out to the rear garden

Modern kitchen with attractive cabinets, attractive worktops & integrated oven/hob with space for additional appliances

Main bedroom with wardrobes to remain & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Dual aspect guest bedroom

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden laid to artificial lawn, paved patio & rear access out to the driveway parking

Allocated parking for two vehicles

Privately owned solar panels to the property

The seller informs us that there is no ground rent payable as it is a peppercorn lease

Estate management charge approx. £24.70 per month

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

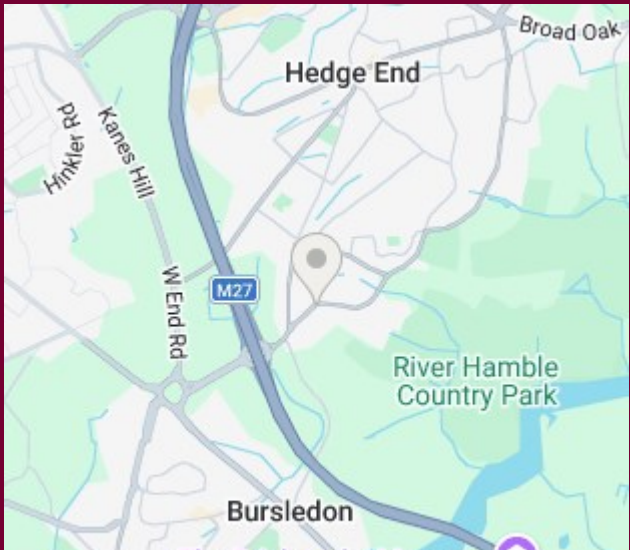
Sewerage - Mains

Heating - Gas central heating

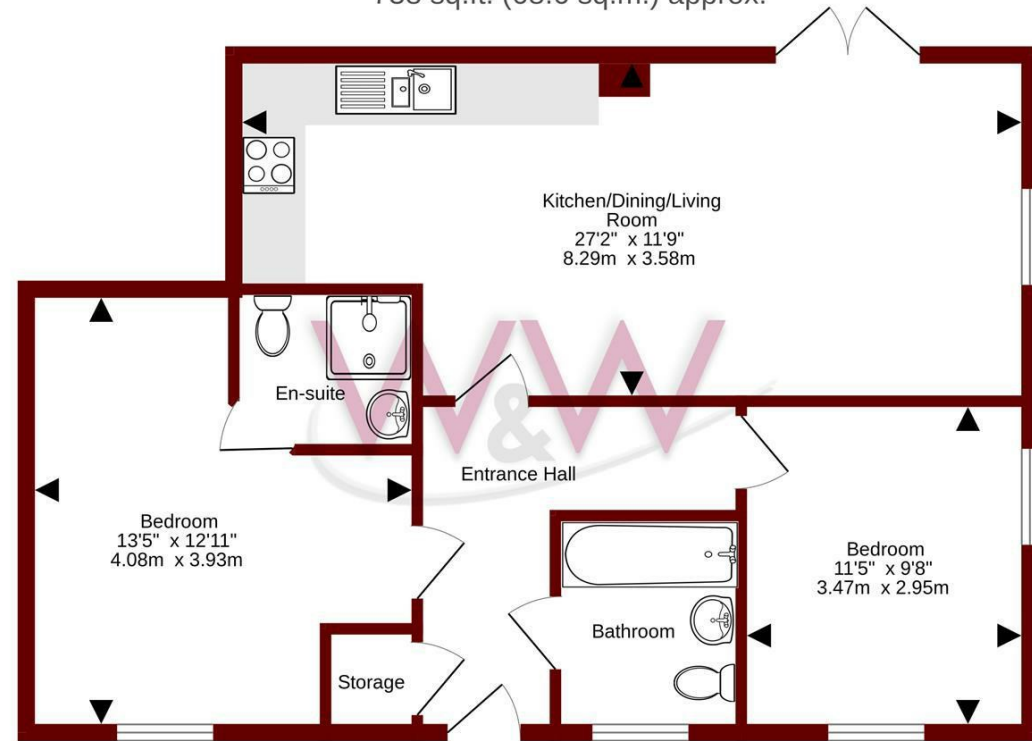
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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.  
Made with Metropix C2026

| Energy Efficiency Rating                    |  | Current      | Potential  |
|---|--|--------------|------------|
| Very energy efficient - lower running costs |  |              |            |
| (92 plus) <b>A</b>                          |  |              |            |
| (81-91) <b>B</b>                            |  | 84           | 84         |
| (69-80) <b>C</b>                            |  |              |            |
| (55-68) <b>D</b>                            |  |              |            |
| (39-54) <b>E</b>                            |  |              |            |
| (21-38) <b>F</b>                            |  |              |            |
| (1-20) <b>G</b>                             |  |              |            |
| Not energy efficient - higher running costs |  |              |            |
| <b>England &amp; Wales</b>                  |  | EU Directive | 2002/91/EC |

Council Tax Band - B

Tenure - Leasehold - Share of Freehold

Current EPC Rating - B

Potential EPC Rating - B

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