



Addison  
FOR SALE  
01483 446100



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ESTATE AGENTS



73 Burrige Road, Burrige, Southampton, Hampshire, SO31

**£550,000 Freehold**

**\*\* NO FORWARD CHAIN \*\*** Nestled in a highly sought-after non-estate location on Burr ridge Road, Burr ridge, this detached three-bedroom bungalow presents a rare opportunity to acquire a home within walking distance of the picturesque banks of the River Hamble. Set back from the road, the property enjoys a generous frontage with a spacious driveway providing ample parking for multiple vehicles, along with access to a single detached garage.


To the rear, the bungalow boasts a beautifully maintained south/west facing garden that offers both privacy and tranquillity. A large patio area provides the perfect space for outdoor entertaining, while the main garden is flat and laid to lawn, ideal for families or those seeking a peaceful retreat.

Internally, the accommodation is well-proportioned and thoughtfully arranged. There are three spacious bedrooms, a comfortable lounge with direct access to a separate dining room, and a modern shower room which was previously fitted with a bath. The kitchen features a practical breakfast bar and leads into a light-filled conservatory, enhancing the sense of space and connection to the garden.

The setting is remarkably quiet and serene, making it an ideal choice for those seeking a calm and relaxed lifestyle. With many neighbouring properties having undergone extensions, this bungalow offers significant potential for further development, subject to the necessary consents.

Offered with no forward chain, this property combines location, space, and opportunity, making it a compelling choice for buyers looking to create a long-term home in one of Burr ridge's most desirable addresses.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Further Information

**Local Council:  
Council Tax Band:**

**E**

**Amount Payable for 2025/2026:**

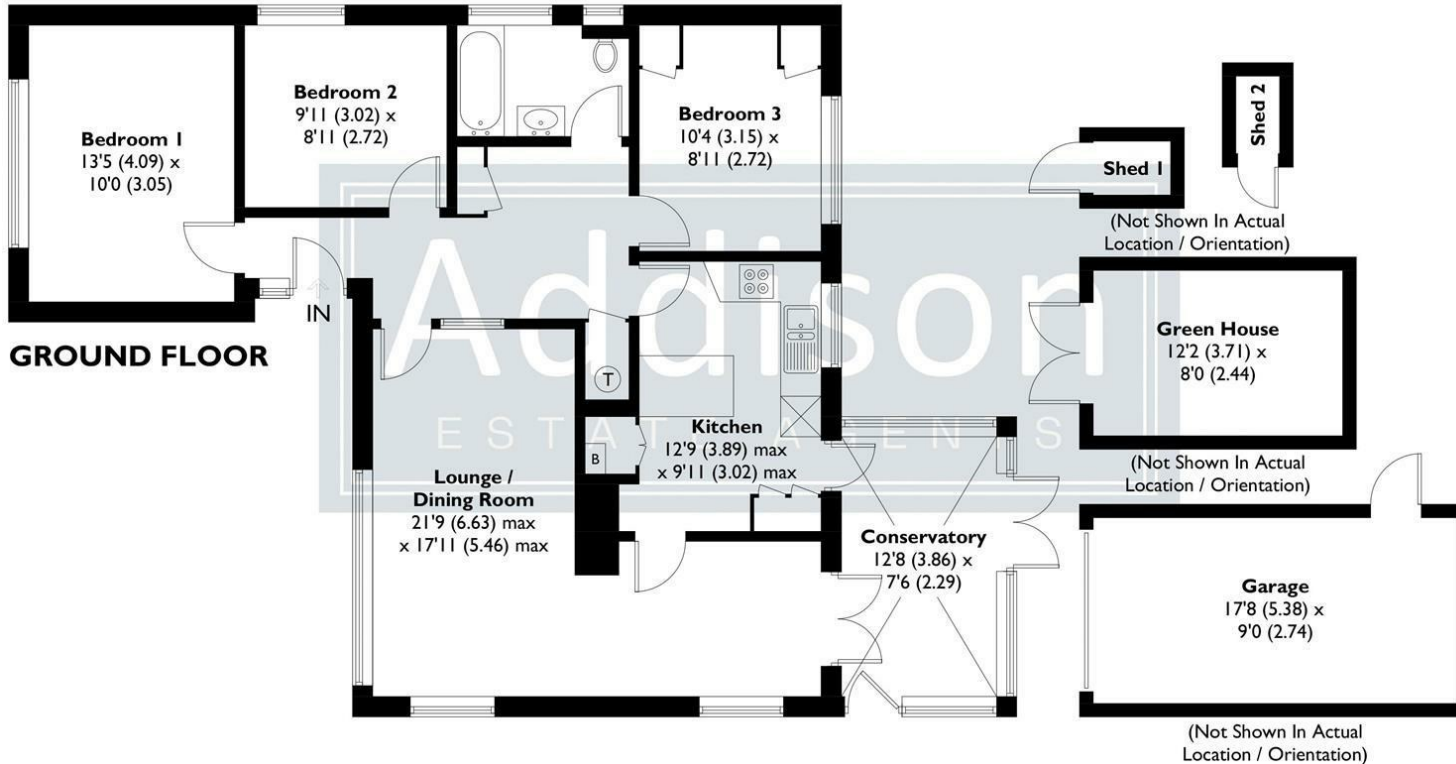
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**Estate Management Charge:**

**TBC**



APPROXIMATE GROSS INTERNAL AREA = 1042 SQ FT / 96.8 SQ M  
OUTBUILDINGS = 275 SQ FT / 25.6 SQ M  
(INCLUDING GARAGE)  
TOTAL = 1317 SQ FT / 122.4 SQ M



- Detached three-bedroom bungalow located in a highly desirable non-estate setting on Burrige Road, Burrige
- Within walking distance of the scenic River Hamble, ideal for nature lovers and leisurely strolls
- Generous front driveway providing parking for multiple vehicles and access to a single detached garage
- Beautiful south/west facing rear garden offering privacy, a large patio area, and a flat lawned section
- Spacious lounge with access to a separate dining room, perfect for entertaining or family living
- Modern shower room, previously fitted with a bath, offering contemporary convenience
- Well-appointed kitchen featuring a breakfast bar and access to a bright conservatory
- Quiet and tranquil location, offering a peaceful lifestyle in a sought-after area
  - Excellent potential to extend, with many neighbouring properties having already done so
- Offered with no forward chain, presenting a straightforward and appealing purchase opportunity

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1243337)  
Produced for Addison Estate Agents



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