



**£330,000**  
Leasehold

**5 Vosper Lane, Burseldon**  
Southampton, SO31 8NS



## Quick View



3 Bedrooms



No Garage



1 Living Room



1 Bathroom



Semi Detached House



EPC Rating B



Driveway Parking



Council Tax Band C

## Reasons to View

- Being offered for sale with no onward chain, the opportunity has arisen to purchase this modern (2020) three-bedroom semi-detached home.
- Vosper Lane is located within the residential area of Bursledon, offering great access to both the M27 and A27 as well as having a 'Big' Tesco virtually on your doorstep.
- On the ground floor, the garden-facing living room looks onto the garden, and you also have a downstairs toilet and kitchen.
- On the first floor are bedrooms two and three, with the first bedroom being located on the second floor. Ideal for some peace and quiet and a little bit of sanctuary.
- The enclosed rear garden offers that all-important outside space to enjoy some downtime, a BBQ or perhaps a sit and relax with something sparkling.
- Being a modern and relatively small development, Le Marechal Avenue is easily accessed and sits adjacent to open green spaces and parkland.

## Description

The glazed entrance door takes you into the reception hall with an understairs storage cupboard, the ground floor toilet with W.C. and basin. You will also find on the ground floor the living room, which spans nicely the width of the property, and the kitchen comprising worksurfaces with eye-level cupboards, and cupboard and drawer under units. An inset four-ring gas hob, with an oven beneath and an inset stainless steel sink unit.

On the first floor you will find two of the three bedrooms, the second of which has a built-in wardrobe. You will also find the family bathroom comprising a panelled bath, pedestal wash hand basin, W.C. and tiling. On the second floor there is a very handy storage cupboard and access to the primary bedroom with a forward-facing window and two Velux style skylights.

Outside, the rear garden is accessed from the living room, and you also have gated side access. The garden is predominantly laid to lawn with a patio area and wooden fence panelling surrounding it.

If you are looking for a speedy property transaction with no onward chain, keys are held by Robinson Reade so if you would like to call the office, we would be very happy to arrange a time to show you over.

## Other Information

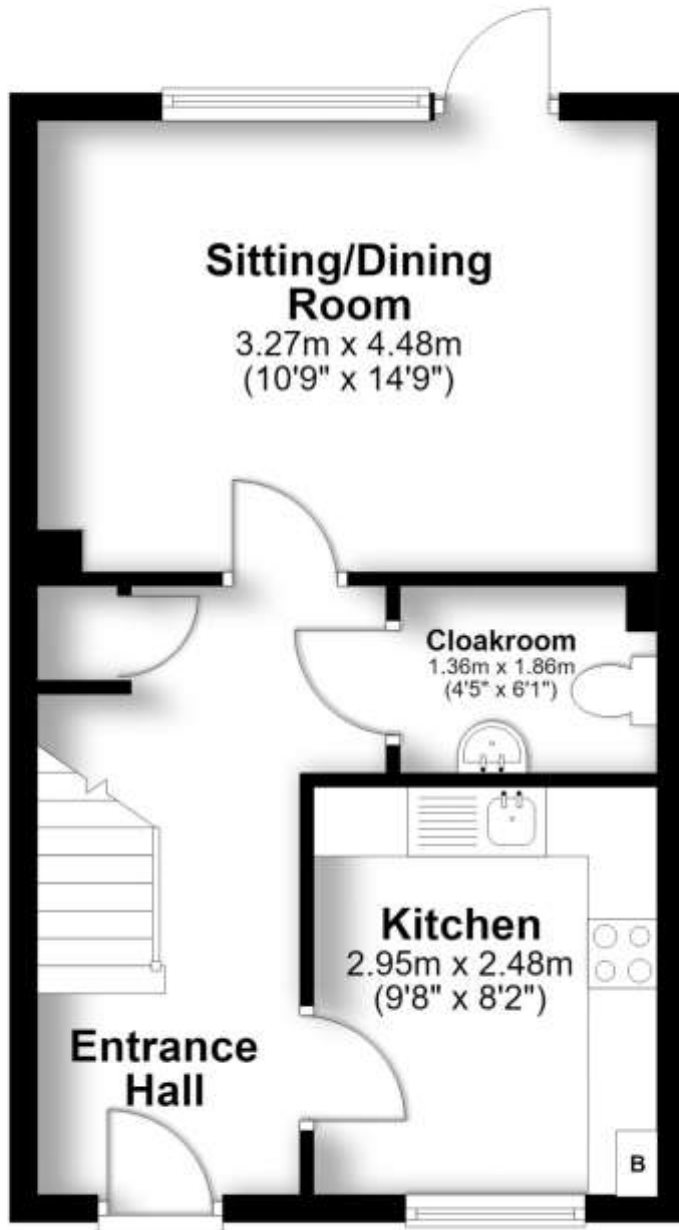
The property is currently held on a 125-year lease commencing 2020. Our selling clients confirm that, upon completion of a sale transaction, the property will revert to full freehold title for the new owner.

## Directions

<https://what3words.com/drama.smug.visa>

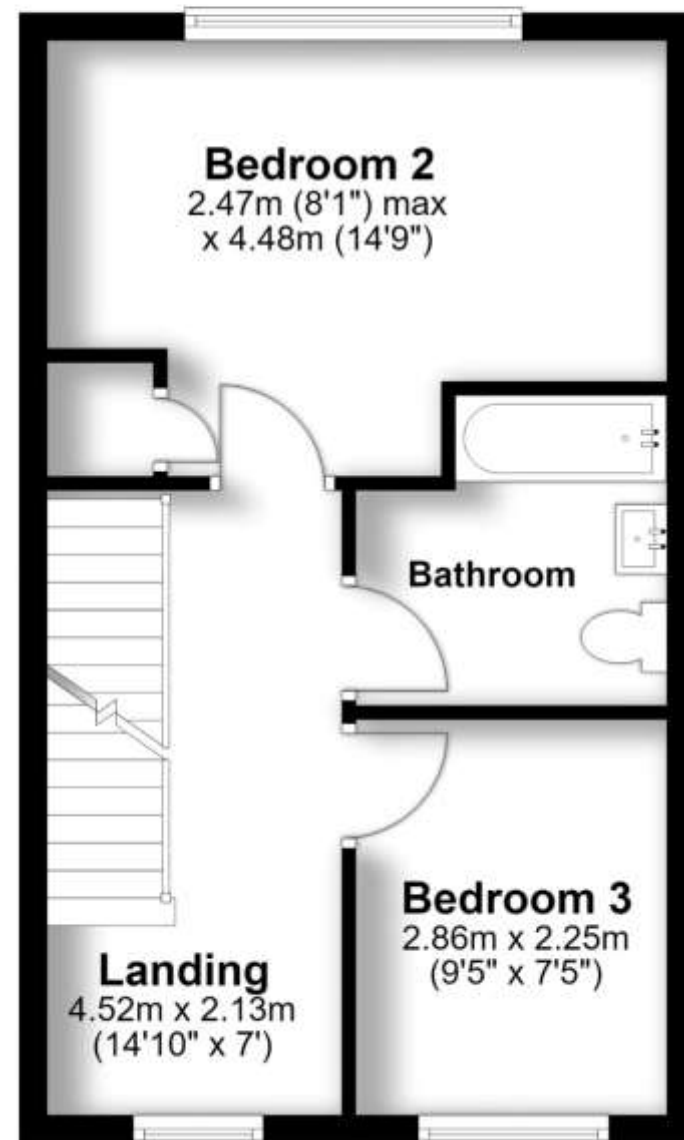
## Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



## First Floor

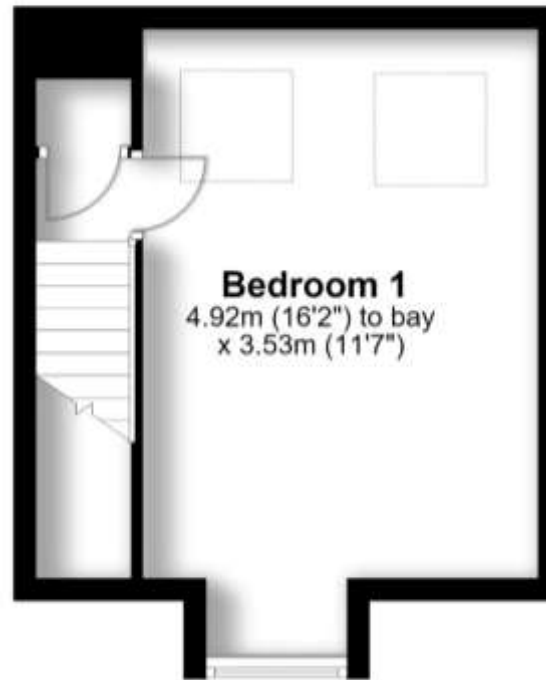
Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 92.7 sq. metres (997.8 sq. feet)

## Second Floor

Approx. 22.9 sq. metres (247.0 sq. feet)



### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsonreade.co.uk/referral-fees](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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