



32 Claypit Copse, Bursledon, Southampton, SO31 1EX

Asking Price £264,995



Claypit Copse | Bursledon  
Southampton | SO31 1EX  
Asking Price £264,995

W&W are delighted to offer for sale this extremely well presented '2019' built two bedroom maisonette. The property boasts two double bedrooms, impressive triple aspect open plan kitchen/dining/living room, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed garden & parking for 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.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Extremely well presented two double bedroom first floor maisonette

No chain ahead

Welcoming entrance hall benefitting from storage & door opening out onto the rear garden

Impressively sized dual aspect galleried landing with space for hobby area & large walk in storage cupboard with racking to remain

23'5ft open plan triple aspect kitchen/living/dining room enjoying replacement attractive wood effect flooring

Modern fitted kitchen enjoying attractive wood effect worktops & high gloss units

Integrated appliances include oven & hob with fridge/freezer, dishwasher & washing machine to remain

Dual aspect main bedroom with wardrobes to remain & en-suite

Modern fitted en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive tiling

Guest bedroom being of a double size

Modern main bathroom comprising three piece white suite & attractive tiling

Rear enclosed southerly facing garden majority laid to lawn with paved patio area

Area to the front of the property laid to lawn with shed to remain

Allocated parking for vehicles

991 Years remaining on the lease

Estate management charge approx. £250 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

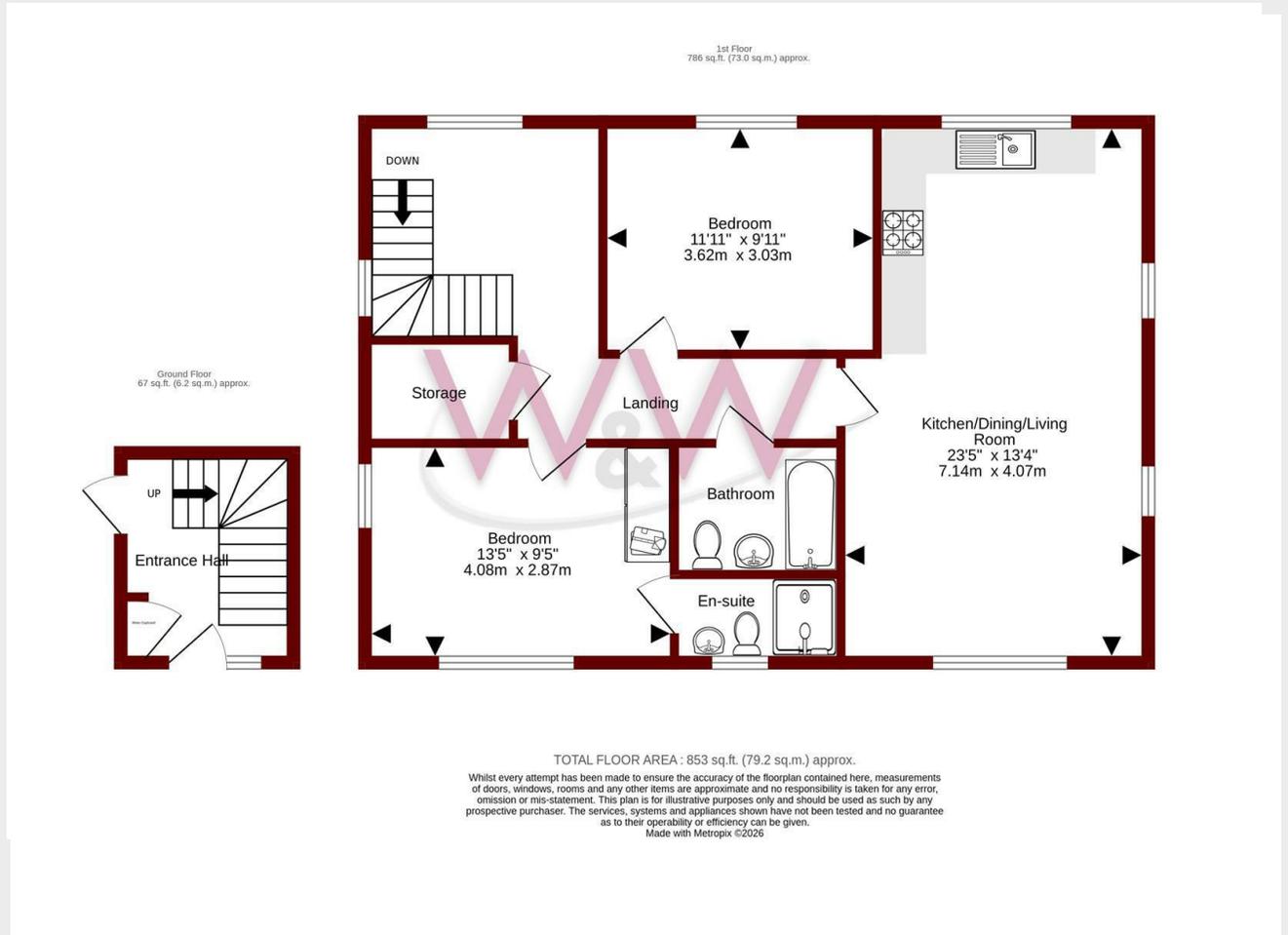
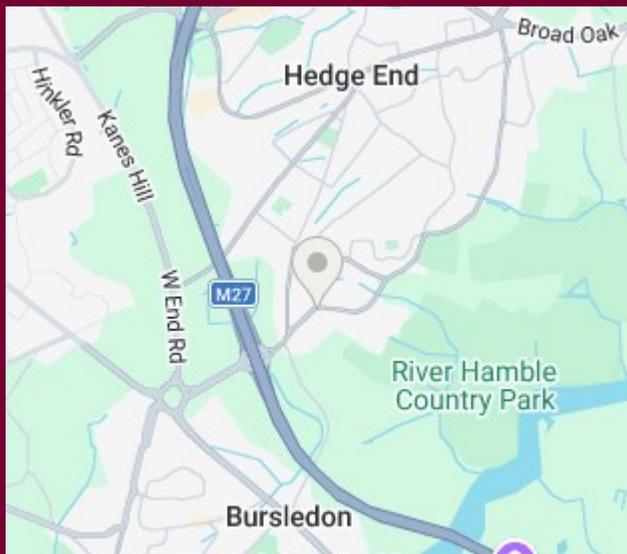
Sewerage - Mains

Heating - Gas central heating with dual heating with smart hive system

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/>



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

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE  
01489 577990

parkgate@walkerwaterer.co.uk  
www.walkerwaterer.co.uk