



**fieldpalmer**  
ESTATE AGENTS

**Bitterne**  
**023 8042 2600**



## 9 Saint George Close, Bursledon, Southampton, Hampshire, SO31 8GH

Offers Over £300,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to Saint George Close! Nestled in the ever-sought-after Bursledon Green is this gorgeous two semi-detached house. Sold with NO FORWARD CHAIN this property is one not to be missed and is located within a residential cul-de-sac. Offering THREE-PARKING SPACES, full double-glazing and serviced gas central heating. Showcasing an entrance porch with access to a downstairs cloakroom with w/c, leading you into the main hallway with tasteful laminate wood flooring contrasting through to a light and bright lounge diner. The kitchen has been completely renovated, boasting a timeless "shaker style" base and wall units as well as solid wood worktops. Completing the ground floor is a conservatory with double doors opening on to the garden, which offers wide side access and a landscaped patio to lawn. Upstairs continues to impress with two DOUBLE BEDROOMS with the master hosting bespoke fitted wardrobes. The bathroom is a clean white suite and complements stylish full tiling.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		73	
(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			

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Call us NOW to book your viewing!

### Approach:

Block paved pathway leading to front door.

### Porch:

Textured ceiling, UPVC double glazed window to front, tiled floor, door to:

### Cloakroom:

Textured ceiling, UPVC double glazed obscured window to front, WC, wash hand basin, tiling to principal areas, radiator.

### Entrance Hall:

Textured and coved ceiling, stairs rising to first floor, storage cupboard, laminate floor, radiator, opening to:

### Kitchen

10' 4" (3.15m) x 6' 10" (2.08m)::

Textured ceiling, UPVC double glazed window to front, a range of wall, base and drawer units with work surface over, ceramic sink inset, built-in oven and hob, integral fridge/freezer, tiled splashbacks, wall-mounted boiler, tiling to principal areas.

### Lounge

14' 4" (4.37m) x 13' (3.96m)::

Textured and coved ceiling, double glazed French doors to rear opening into the conservatory, dado rail.

### Conservatory

6' 7" (2.01m) x 13' (3.96m)::

Glass roof, double glazed French doors to rear, double glazed windows to rear and sides.

### Landing:

Textured ceiling, hatch providing access to loft space, doors to:

### Master Bedroom

9' 3" (2.82m) x 12' 11" (3.94m)::

Textured ceiling, two UPVC double glazed windows to rear, fitted wardrobe.

### Bedroom Two

8' 11" (2.72m) x 13' (3.96m) max reducing to 9'10" (3.00m)::

Textured ceiling, double glazed window to front, fitted wardrobes.

### Bathroom :

Textured ceiling, double glazed obscured window to side, three-piece suite comprising: 'P'-shaped panel enclosed bath with shower screen, shower over, WC and wash hand basin, heated ladder towel rail.

### Garden:

Fence enclosed rear garden, mainly laid to lawn with patio seating area, gated side access with shed and summer house.

### Parking:

Two allocated parking spaces to front and hardstanding for additional parking within the close.

### Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

### Council Tax Band

Band C

### Sellers Position

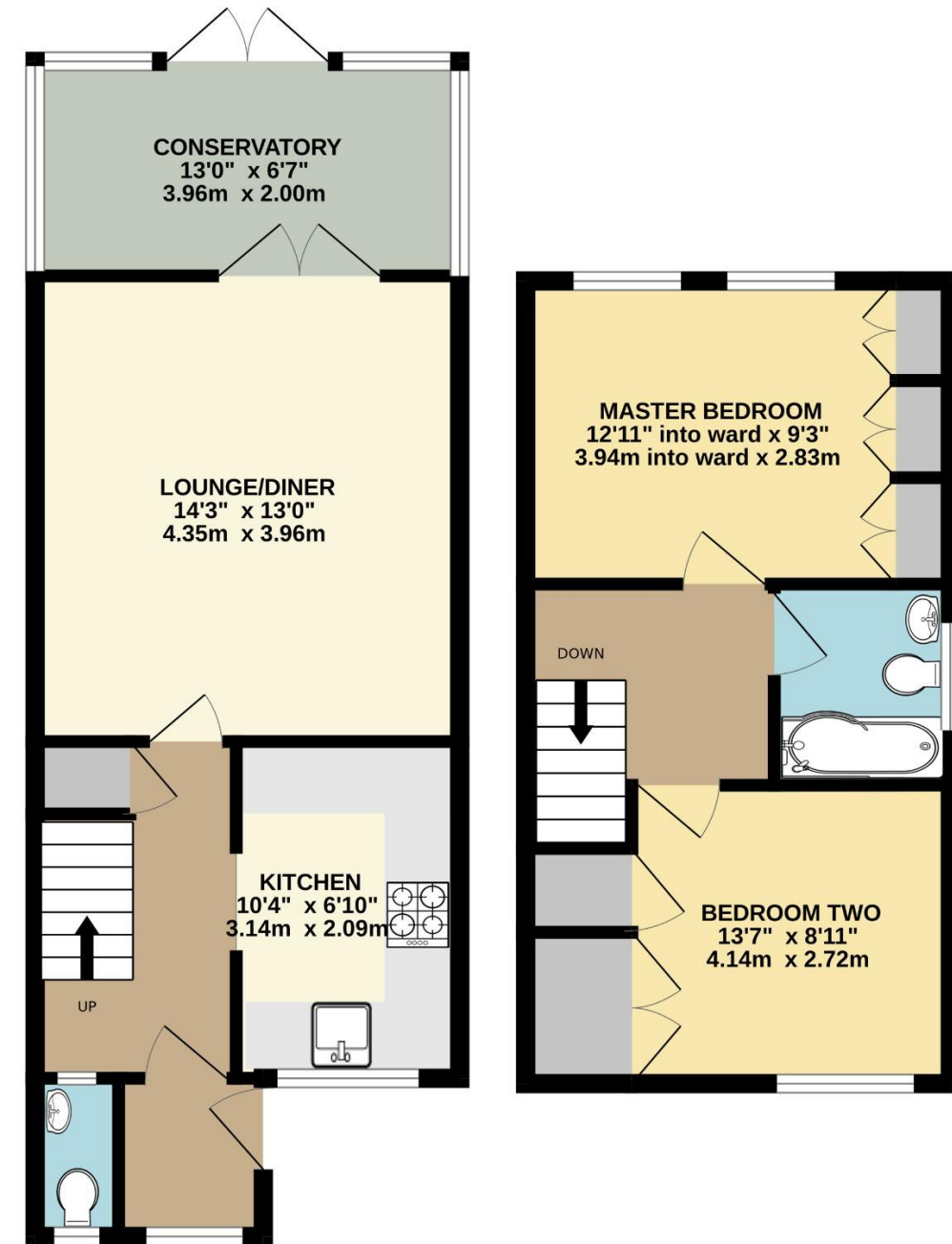
No Forward Chain

### Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR

1ST FLOOR



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.  
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### Bitterne

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Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, offset, buy to let, non status, re-mortgage and more.

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