



BRAMBLES

ASKING PRICE

£269,950

Freehold

Wrights Walk, Bursledon, SO31 8FQ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Wrights Walk, Bursledon, SO31 8FQ

3 Beds - 1 Baths

Brambles is pleased to welcome to the market this three-bedroom property, offering excellent potential for improvement and personalisation, situated in the ever-popular area of Bursledon.

FEATURES

- Three-bedroom semi-detached house
- Excellent potential for improvement
- Quiet location within walking distance to local amenities
- Three double bedrooms
- Garage
- No forward chain
- Driveway providing additional off-road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Offered with no onward chain and providing excellent potential for renovation and improvement, the property presents a fantastic opportunity for those looking to create a family home and put their own stamp on it.

The peaceful setting provides a traffic-free front aspect. Internally, the property offers generous accommodation including a spacious lounge and three double bedrooms, providing plenty of space for a growing family. To the rear, the property benefits from a low-maintenance garden, making it an easy-to-manage outdoor space. The garage is accessed from the garden via the rear, while the driveway leading through the garden adds extra potential for off-road parking.

Bursledon is a popular residential location, conveniently positioned for a range of local amenities and transport links. Lowford amenities are approximately 0.3 miles away, Tesco Superstore 0.7 miles, Bursledon Station 1.2 miles and the River Hamble approximately 1.4 miles. With its generous accommodation, peaceful setting, excellent potential for improvement and no onward chain, this property represents an exciting opportunity to create a home tailored to your own needs.



Outside

Paved pathway leading to the front door, brick front steps, handrail, laid to lawn, open-air porch.

Entrance Hall

UPVC door, fitted carpet, staircase rising to the first floor, skirting boards, door leading into the kitchen and lounge.

Kitchen (10' 2" x 7' 10") or (3.11m x 2.39m)

A selection of base and wall units, worktops, vinyl flooring, radiator, skirting boards, tiled splash backs, space for a cooker, washing machine and fridge freezer, stainless steel sink with a drainer and a chrome mixer tap, double glazed window to the front, coving.

Lounge (21' 8" x 10' 10") or (6.61m x 3.30m)

Fitted carpet, skirting boards, two radiators, small built in wall shelving with a frosted glass panel above, coal effect electric fire place set within a brick surround with a tiled hearth and a wooden mantle piece above, double glazed window to the front, coving.

Rear lobby (6' 11" x 4' 11") or (2.10m x 1.50m)

Double glazed sliding doors to the garden, door leading to rear porch, continuation of the carpet.

Rear porch

Carpet, radiator, frosted glass panel, UPVC door to the garden with an opaque glass insert.

Landing

Fitted carpet, doors leading to all rooms, airing cupboard housing a combi boiler and shelving, radiator, skirting boards, access to the loft.



Bathroom (7' 3" x 5' 7") or (2.21m x 1.70m)

Laminate flooring, low level WC, pedestal sink with hot and cold water taps, panelled bath with hot and cold water taps, overhead shower attachment, double glaze opaque window to the back, tiled walls, ladder style heated towel rail.

Bedroom 1 (13' 1" x 7' 10") or (3.99m x 2.40m)

Fitted carpet, skirting boards, radiator, two double glazed windows to the back, storage unit including with shelving and a rail, coving.

Bedroom 2 (10' 2" x 7' 11") or (3.11m x 2.42m)

Fitted carpet, skirting boards, double glazed window to the front, built in wardrobe with shelving.

Bedroom 3 (10' 2" x 7' 11") or (3.11m x 2.42m)

Fitted carpet, double glazed window to the front, skirting boards, built in wardrobe with shelving and a rail, coving.

Garden

paved patio with stairs leading down, driveway for two cars, garage, shingle area, rear and side access.

Garage (16' 5" x 7' 10") or (5.01m x 2.39m)

Up and over door, power and lighting.

Other

Eastleigh borough council tax band C - 2,084.51
Sellers position- No forward chain



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