



Bursledon Road, Southampton SO19 8NB

welcome to

Bursledon Road, Southampton

* GROUND FLOOR FLAT * ONE DOUBLE BEDROOM * SPACIOUS LOUNGE/DINER * FITTED KITCHEN AND BATHROOM * COMMUNAL GARDENS * ONE ALLOCATED PARKING SPACE * CLOSE TO LOCAL AMENITIES * GREAT TRANSPORT LINKS *

Entrance Porch

Secure intercom system.

Entrance Hall

Access to all rooms, laminate flooring, storage cupboards, gas radiator.

Lounge

15' 11" x 12' 8" (4.85m x 3.86m)

Laminate flooring, two double glazed windows to the rear aspect, two gas radiators, dining space, arch leading to;

Kitchen

9' 3" x 6' 6" (2.82m x 1.98m)

Wall and base cupboard units, electric oven, gas hob, overhead extractor, freestanding fridge/freezer, washer/dryer, stainless steel sink and drainer.

Bedroom

12' 8" x 10' 7" (3.86m x 3.23m)

Built in wardrobe, carpet throughout, double glazed window to the rear aspect, gas radiator.

Bathroom

Bath with overhead shower, partially tiled walls, low level w/c, wash hand basin, gas radiator, extractor fan.

Communal Gardens

Laid to lawn with communal washing lines.





Welcome to this one bedroom ground floor flat, situated in the desirable residential area of Sholing.

Inside, the flat comprises a spacious lounge/diner with an archway leading through to the fitted kitchen. There is a double bedroom, modern bathroom and a hallway providing storage solutions.

The property comes with an allocated parking space, for added convenience, and shared communal gardens.

With local amenities and good transport links on your doorstep, a viewing is recommended to appreciate this fantastic flat!



view this property online fox-and-sons.co.uk/Property/BIT112229



welcome to

Bursledon Road, Southampton

- Ground Floor Flat
- One Double Bedroom
- Spacious Lounge/Diner
- Fitted Kitchen and Bathroom
- Communal Gardens and Allocated Parking Space

Tenure: Leasehold EPC Rating: C

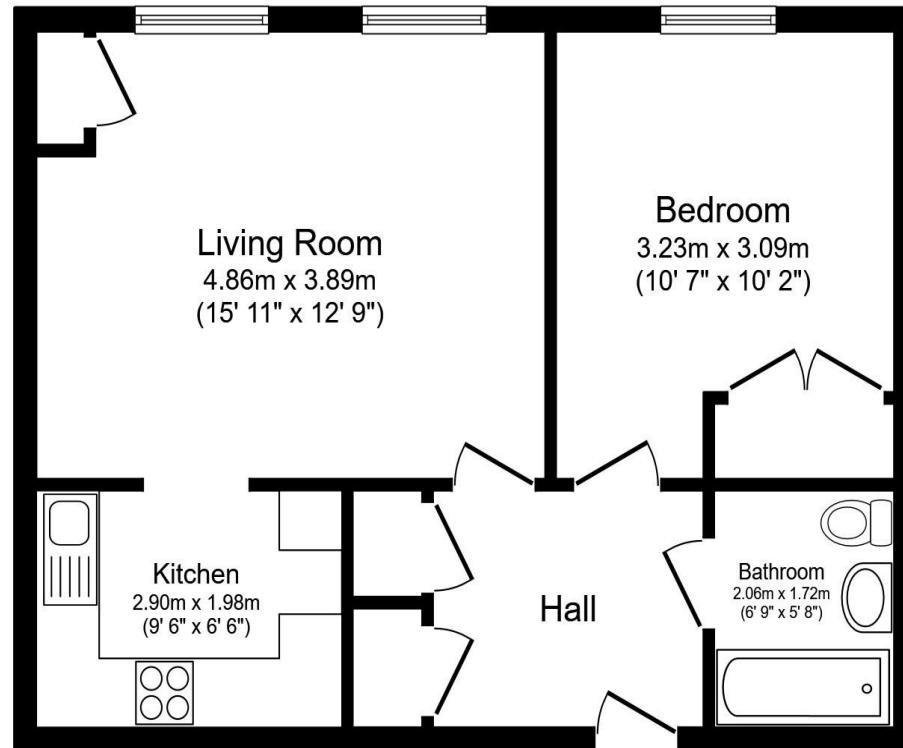
Council Tax Band: A Service Charge: 2545.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Total floor area 49.5 m² (533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/BIT112229



Property Ref:

BIT112229 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk