



45 Claypit Copse, Bursledon, Southampton, SO31 1EX

Asking Price £319,995



Claypit Copse | Bursledon
Southampton | SO31 1EX
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W&W are delighted to offer for sale this extremely well presented & incredibly spacious two double bedroom end of terraced home. Internally, the property boasts two double bedrooms, modern kitchen, lounge/dining room, downstairs cloakroom & modern main bathroom. Outside, the property benefits from a landscaped rear garden & driveway parking to the front for two vehicles.

The property is situated in the popular residential area of Bursledon, close to the River Hamble and surrounding countryside. Claypit Copse is a quiet residential setting, while nearby Bursledon and Hedge End provide a good range of local shops, schools and everyday amenities. The property also benefits from convenient road connections, with easy access to the M27 providing links towards Southampton, Portsmouth and the wider motorway networks.

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 end of terraced home

Incredibly spacious boasting over 800 sq.ft

Offered with no forward chain

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the downstairs cloakroom

Modern kitchen boasting built in oven/hob with space for additional appliances

Dual aspect lounge/dining room with built in understairs storage cupboard & double doors opening out to the rear garden

Main bedroom benefitting from twin windows

Guest bedroom benefitting from built in storage

Modern main bathroom comprising three piece white suite

Landscaped rear garden enjoying area laid to lawn with display flowers/shrubbery, composite decked sun terrace & side access

Driveway parking to the front for two vehicles

Estate management charge approx. £312 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

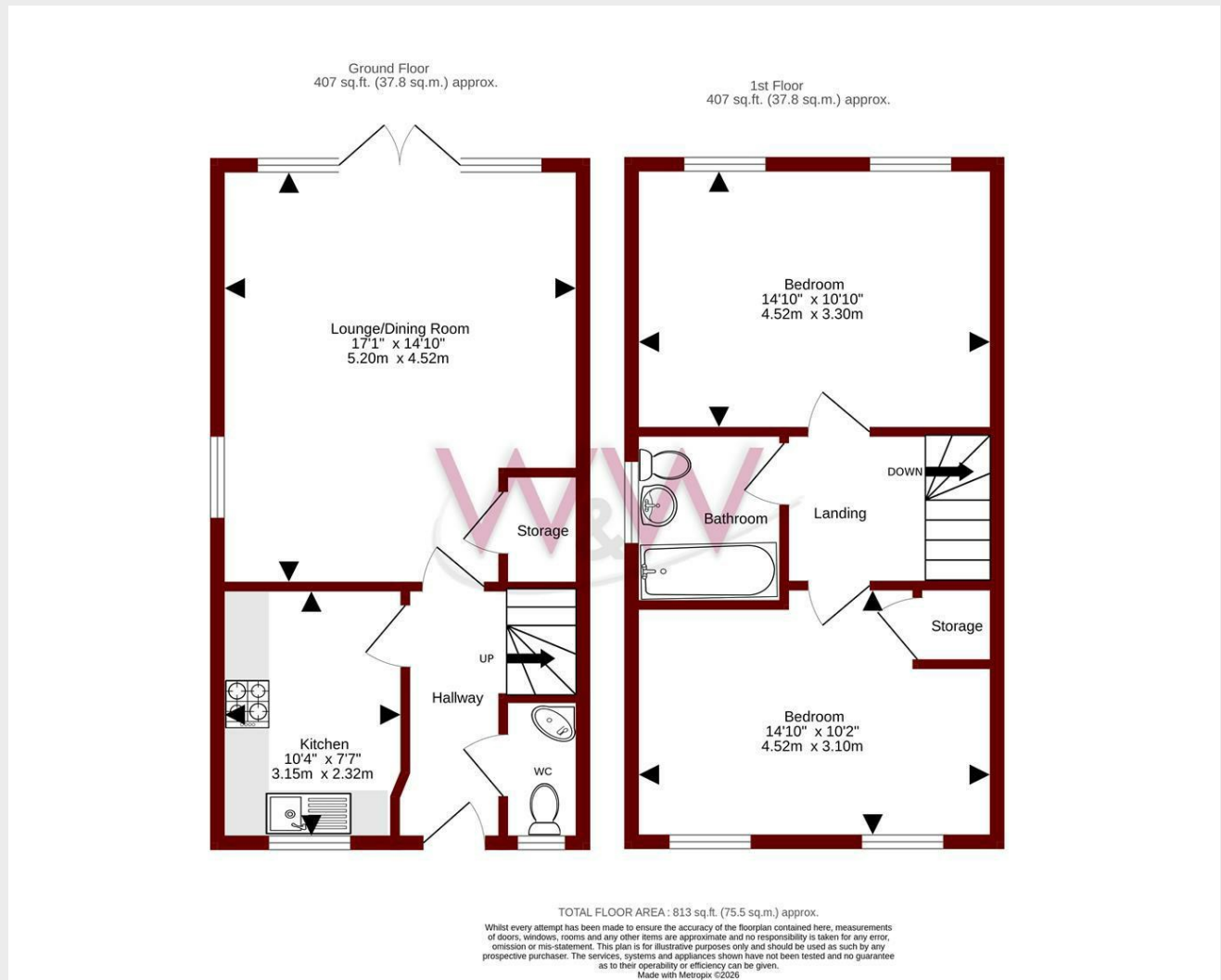
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



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

Council Tax Band - C

Tenure - Freehold

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