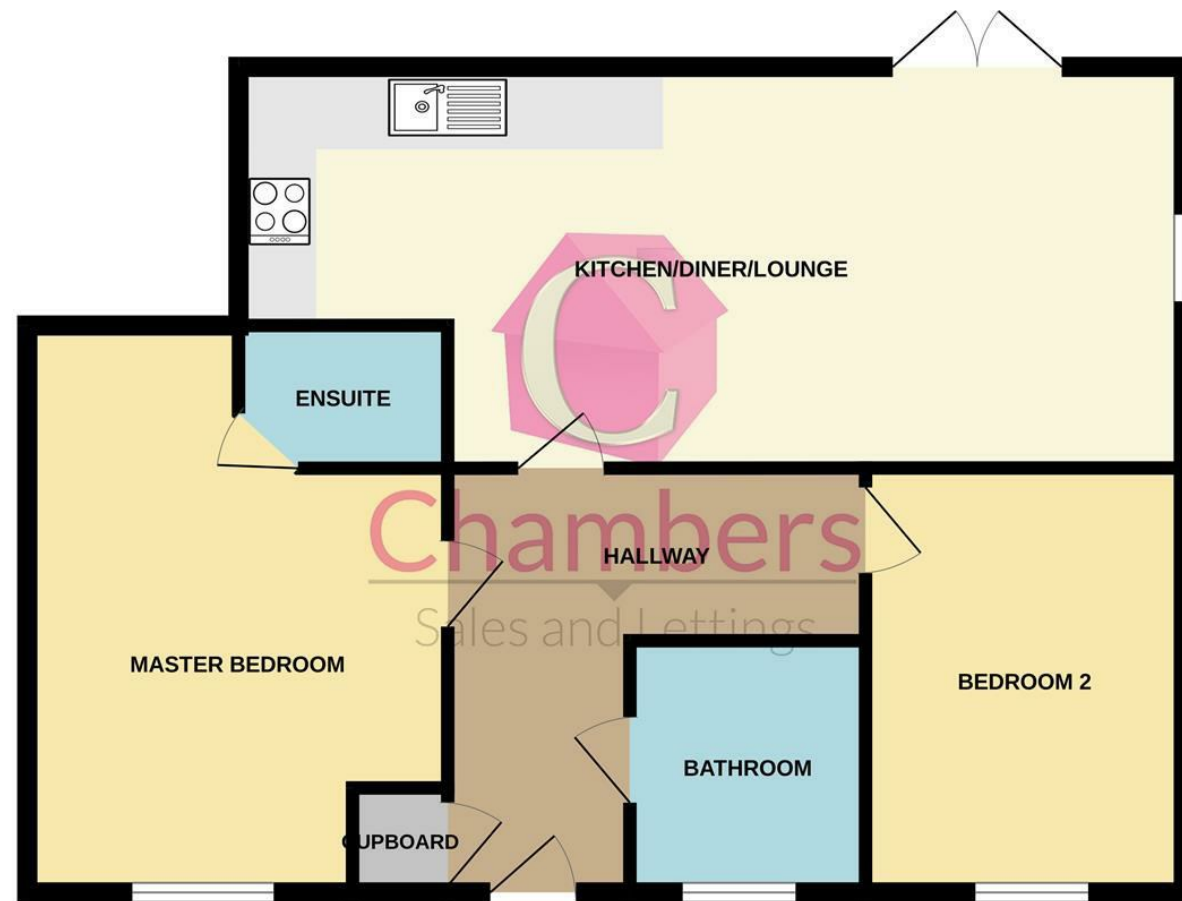


GROUND FLOOR



Contact

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**10 Catland Copse
Bursledon
Southampton
SO31 1EU**

Asking Price £265,000
Leasehold

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  2
  1
  B



We are delighted to offer for sale this beautifully presented two double bedroom ground floor maisonette. The property enjoys two bedrooms, impressively sized 27'2ft kitchen/dining/living room, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property also enjoys a landscaped rear garden & allocated parking for two vehicles. An additional benefit includes NO CHAIN AHEAD. Call Chambers Sales and Lettings to arrange a viewing.

Entrance Hallway
Accessed via a composite front door, laminate flooring, access to cupboard housing metres, doors to lounge/kitchen/dining room, bedroom one, bedroom two and family bathroom, smooth skimmed ceiling, radiator.

Kitchen/Dining/Lounge
27'0" x 11'8" (8.24 x 3.56)
Double glazed window to side elevation, French UPVC double glazed doors opening onto garden, fitted with a range of white gloss wall and base cupboard/drawer units with inset sink unit and mixer tap, integrated appliances including electric oven with four burner gas hob and cooker hood over, built in full size dishwasher, built in fridge/freezer and washing machine, laminate flooring, radiator, space for table and chairs.

Master Bedroom
13'3" x 12'10" (4.06 x 3.92)
Double glazed window to front elevation, radiator, door to:

Ensuite
Fitted with a fully tiled shower cubicle, concealed WC, suspended wash hand basin, inset spotlights to ceiling, radiator.

Bedroom Two
11'5" x 9'8" (3.48 x 2.95)
Double glazed window to front elevation, radiator.

Bathroom
Double glazed window to front elevation, panel bath with shower mixer tap over, concealed Wc, suspended wash hand basin, inset spotlights to smooth skimmed ceiling radiator.

Parking
Two allocated spaces in front of the property.

Rear Garden
Fully fence enclosed with a side pedestrian access gate, area laid to patio, main area laid to lawn.

Leasehold Information
Service Charge TBC
Ground Rent TBC
Estate Charge £250 per annum
991 Years left on the Lease

Solar Panels
These are owned we are awaiting further information.

Energy Efficiency Rating

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	87	87

EU Directive 2002/91/EC

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