



44 Claypit Copse, Bursledon, Southampton, SO31 1EX

Guide Price £375,000



Claypit Copse | Bursledon
Southampton | SO31 1EX
Guide Price £375,000

W&W are delighted to offer for sale this incredibly well presented, spacious & improved three bedroom semi detached home. Internally, the property benefits from three double bedrooms, lounge/dining room, modern kitchen, downstairs cloakroom, main bathroom & modern re-fitted en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden & driveway parking to the side for multiple vehicles.

Claypit Copse is located in the popular Latitude development in Bursledon and benefits from being close to local shops, schools and amenities including Manor Farm Country Park, Hedge End village centre and the M27 motorway links.





Well presented, improved & spacious three double bedroom semi detached home

Welcoming entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor

Modern kitchen enjoying high gloss cabinets & attractive wood effect worktops

Integrated appliances include oven, hob & dishwasher with space for additional appliances

18'4ft lounge/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Downstairs cloakroom

Main bedroom benefiting from built in wardrobes & en-suite

Stunning modern re-fitted en-suite shower room comprising three piece white suite, attractive wall tiling & feature low profile double shower cubicle tray

Two additional double bedrooms

Landscaped rear garden majority laid to lawn with raised sleepers enjoying display flower/shrubbery, paved patio, raised decked sun terrace, shed to remain & side access

Driveway parking to the side for two vehicles

Estate management charge approx. £24 per calendar month

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

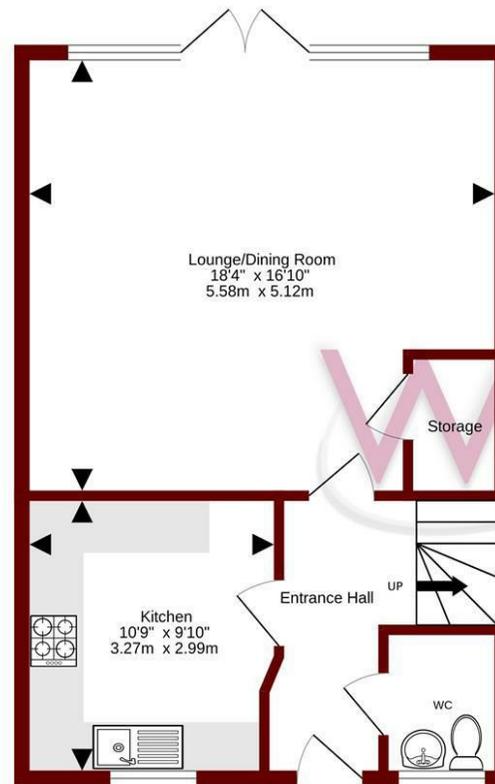
Broadband - There is broadband connected to the property

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

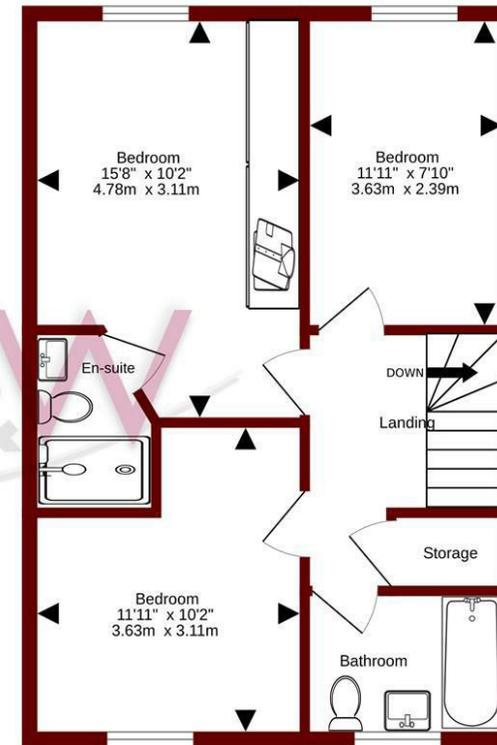
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
505 sq.ft. (46.9 sq.m.) approx.



1st Floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

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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| 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 | | 84 | 85 |
| | EU Directive 2002/91/EC | | |

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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