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Estridge Close
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Southampton
Hampshire
SO31 8FN

£325,000











- Quiet cul-de sac location
- 4 bedroom semi detached home
- Driveway for multiple cars
- Garage
- Generously proportioned open-plan lounge/dining space
- Well-proportioned bedrooms
- Offered with no onward chain
- Energy-efficient solar panels installed

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Ref: PRA12822

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles is delighted to welcome to the market this beautifully positioned four-bedroom family home, tucked away in a peaceful cul-de-sac within the highly sought-after Bursledon Green. Boasting a two-car driveway, garage and solar panels, this is a home not to be missed.

Accommodation

PORCH

Enclosed porch with opaque double glazed panelling. UPVC door with opaque double glazing. Fitted carpet. Skirting boards.

Lounge (24' 1" x 11' 6") or (7.34m x 3.50m)

Fitted carpet. Double glazed window to the front. Electric fire place. Two radiators. Curved opening into the dining area. Coving.

DINING AREA (11' 6" x 8' 8") or (3.50m x 2.64m)

Continuation of the carpet. Radiator. Double glazed window to the side. Small storage cupboard with a frosted glass panel above. Sliding double glazed doors to the garden. Coving.

Kitchen (18' 7" x 7' 9") or (5.67m x 2.35m)

Vinyl flooring. Matching wall and base units with integrated fridge freezer, electric oven and microwave, induction unit, dishwasher, washing machine and pull out larder. Breakfast bar. Stainless steel sink with a drainer and a chrome mixer tap. Double glazed door and window to the garden. Skirting boards. Radiator.

CLOAKROOM (3' 5" x 2' 8") or (1.05m x 0.82m)

Vinyl flooring. single corner hand wash basin with a chrome mixer tap, tiled splash backs and corner glass shelve above. Low level WC. Tiled walls. Extractor fan.

Landing

Fitted carpet. Doors leading to all rooms. Skirting boards. Access to the loft. Storage unit housing a Worcester boiler and shelving.

Bathroom (6' 7" x 5' 9") or (2.00m x 1.74m)

Three piece suite family bathroom. Vinyl flooring. Double glazed opaque window. Tiled walls to surround. Pedastal hand wash basin with a chrome mixer tap. Low level WC. Panelled bath with a glass shower screen with a chrome mixer tap and chrome overhead shower piece. Chrome ladder style heated towel rail.

Bedroom 1 (11' 10" x 7' 10") or (3.61m x 2.39m)

Fitted carpet. Skirting boards. Double glazed window to the back. Radiator. Built Storage unit with a rail and shelf.

Bedroom 2 (10' 5" x 8' 10") or (3.18m x 2.69m)

Fitted carpet. Double glazed window to the front. Radiator. Skirting boards. Built in storage unit with a rail and a shelf. Built in wardrobe. Coving.

Bedroom 3 (8' 10" x 8' 3") or (2.69m x 2.52m)

Fitted carpet. Skirting boards. Double glazed window to the front. Radiator.

Bedroom 4 (8' 3" x 7' 7") or (2.52m x 2.30m)

Fitted carpet. Skirting boards. Double glazed window to the back. Built in storage unit with a rail and a shelf.

GARDEN

Low maintenance east facing garden. Extended patio with shingled area at the rear. Side access leading to the front of the property.

GARAGE (11' 6" x 7' 9") or (3.50m x 2.35m)

Up and over door. Power and lighting.

Other

Eastleigh Borough Council Tax Band C £2,084.51
Vendors position: No forward chain.

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified









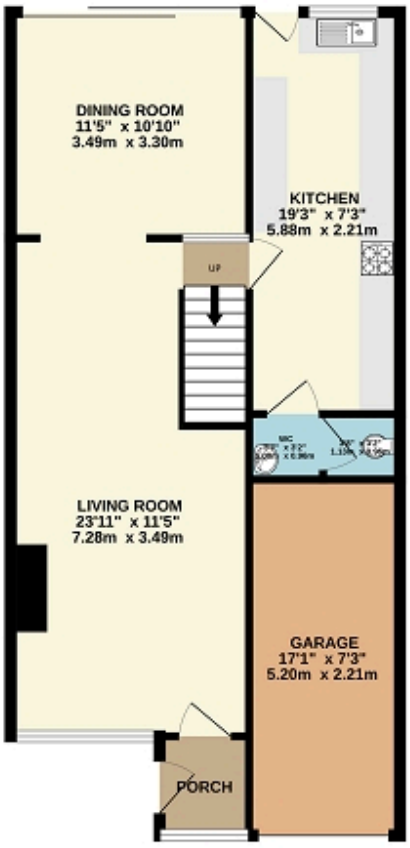




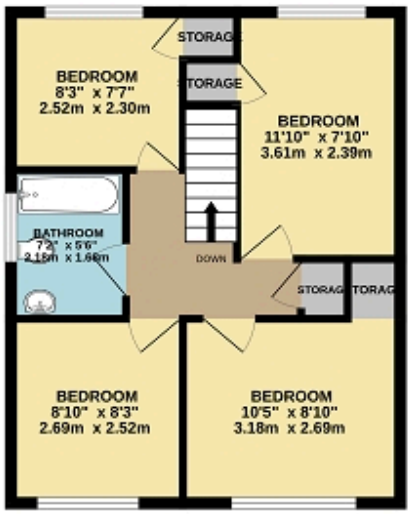




GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.