BRAMBLES

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Devonshire Gardens
Bursledon
Southampton
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£215,000











- Two reception rooms on the ground floor
- Direct access to a spacious rear garden
- Allocated parking
- Gas central heating and double glazing
- Close proximity to local amenities and public transport
- Modern kitchen and well presented shower room

0

Ref: PRA12819

Viewing Instructions: Strictly By Appointment Only

General Description

Located within the popular Bursledon Green development, this well-presented one-bedroom home benefits from excellent transport links to the M27 and A27, as well as being within walking distance of Tesco Extra. An ideal opportunity for first-time buyers or investors alike.

Accommodation

Outside

Paved steps lead to the front door accessed through a metal gate. Side access to the rear garden. One allocated parking space.

PORCH

UPVC door. Fitted carpet. Skirting boards. Fuse boards. Fitted cupboard housing the gas and electric meter. Entrance into the study.

Study (7' 7" x 6' 3") or (2.30m x 1.90m)

Fitted carpet. Skirting boards. Double glazed window to the rear. Inset spotlights.

Lounge (12' 2" x 12' 0") or (3.70m x 3.66m)

Continuation of the fitted carpet. Skirting boards. UPVC double glazed french doors to the garden. Staircase rising to the first floor. Radiator. Curved opening into the kitchen.

Kitchen (5' 7" x 12' 0") or (1.70m x 3.66m)

Vinyl flooring. Matching base and wall units. Space for fridge freezer, cooker and washing machine. Hooded extractor. Stainless steel sink with drainer and chrome mixer tap. Tiled splashbacks. Double glazed window to the garden.

Landing

Fitted carpet. Fitted wardrobe housing the boiler and storage units. Door leading to the bathroom and bedroom.

BEDROOM (11' 5" x 12' 0") or (3.48m x 3.66m)

Fitted carpet. Skirting boards. Access to the loft. Double glazed window to the garden. Radiator.

Shower Room (6' 2" x 6' 2") or (1.88m x 1.88m)

Tiled flooring. Low level WC. Circular sink basin with a vanity unit and a chrome mixer tap. Shower cabin with a chrome overhead shower piece. Tiles to surround. Opaque double glazed window. Chrome ladder style heated towel rail.

GARDEN

Paved patio with additional seating space. Additional flower beds with shingle, plants and shrubbery. Laid to lawn. Wooden and brick fencing with a side access.

Other

Eastleigh Borough Council Tax Band B 1,823.95 for 2026/27
Vendors position: Needs to find

Services

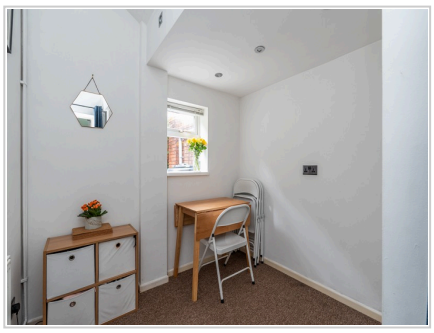
EPC Rating:76

Tenure

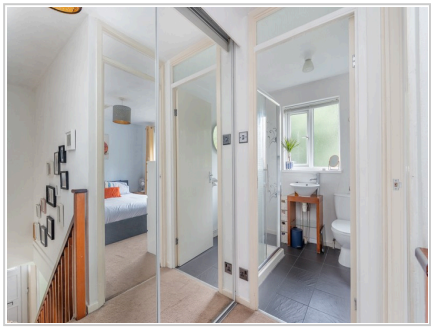
We are informed that the tenure is Not Specified

Council Tax

Band Not Specified












GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.

1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.8 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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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.