

Connells

Le Marechal Avenue
Bursledon Southampton

Le Marechal Avenue
Bursledon Southampton SO31 8LW

For sale
£350,000







Property Description

A stunning three-bedroom home with south-facing garden and two allocated parking spaces.

Situated on Le Marechal Avenue, this beautiful three-bedroom home is presented to an exceptional standard throughout, offering stylish modern living, spacious accommodation and a fantastic south-facing garden.

The property boasts a very spacious, modern lounge with French doors opening onto the rear garden, allowing plenty of natural light to fill the room. The ultra-modern fitted kitchen offers a range of units, integrated features and space for dining, making it ideal for everyday living and entertaining. A modern downstairs toilet completes the ground floor.

Upstairs, there are three well-presented bedrooms, with bedroom one benefiting from its own en-suite shower room. The modern family bathroom is fitted with both a bath and a separate shower, providing excellent facilities for the household.

Outside, the generous south-facing rear garden features a patio area, decking and lawn, offering plenty of space for relaxing, entertaining and enjoying the sunshine. The property also benefits from two allocated parking spaces.

Beautifully presented throughout, this impressive home combines modern interiors, spacious living accommodation and excellent outdoor space. Early viewing is highly recommended to fully appreciate all this stunning property has to offer.

Entrance Hall

Gas central heating radiator. Electric board. Understairs storage.

Downstairs Toilet

WC. Wash hand basin. Extractor fan. Gas central heating radiator. Modern.

Living Room

Double glazed French doors to rear garden. Double glazed window to rear aspect. Gas central heating radiator.

Kitchen

Double glazed window to front aspect. Wall and base units. Sink and drainer. Electric hob. Integrated appliances. Gas central heating radiator. Spotlights. Boiler. Kitchen/diner. Modern. Spacious.

Bedroom 1

Double glazed window to front aspect. Carpeted. Gas central heating radiator. Carpeted. Large double.

En-Suite

Double glazed window to front aspect. Shower cubicle. WC. Hand towel rail. Modern.

Bedroom 2

Double glazed window to rear aspect. Gas central heating radiator. Carpeted. Large double.

Bedroom 3

Double glazed window to rear aspect. Gas central heating radiator. Carpeted. Double room.

Bathroom
Bath with shower. WC. Wash hand basin. Hand towel rail. Spotlights. Extractor fan.

Garden
Extended patio. Decking. Grass. Side access. Water and electrics. South facing.

Parking
X 2 Allocated parking spaces.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

- Stunning three-bedroom house
- Beautifully presented throughout
- Very spacious modern lounge with French doors
- Ultra-modern fitted kitchen with dining space
- Modern downstairs toilet
- Main bedroom with en-suite shower room
- South-facing garden with patio, decking and lawn
- Two allocated parking spaces







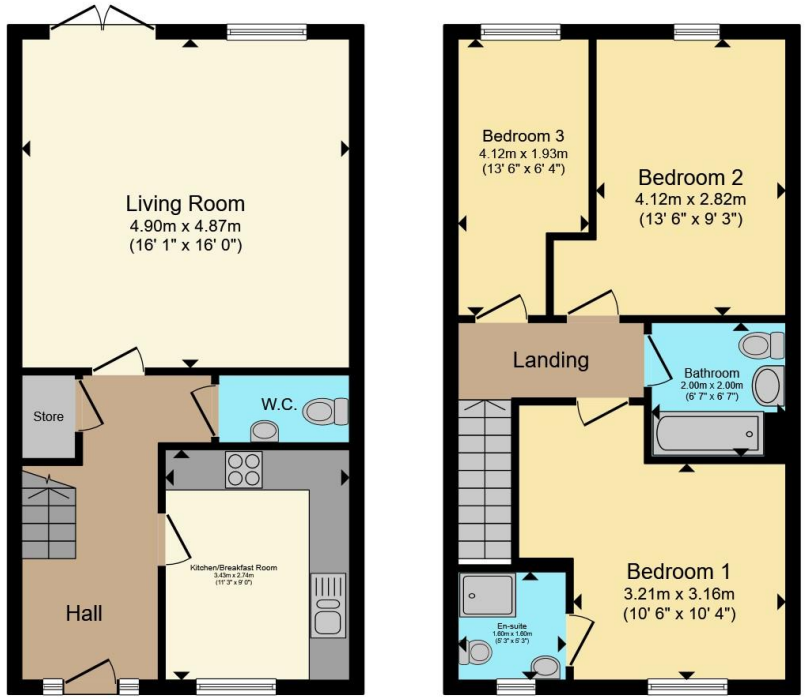












Ground Floor **First Floor**

Total floor area 92.9 m² (1,000 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: B

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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