HUNTERS®

HERE TO GET *you* THERE

Portsmouth Road

Bursledon, Southampton, SO31 8ET

Offers In Excess Of £325,000

3 2 2 D

- Three/Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Boiler Installed 2024
- Newly Fitted Bathroom
- Newly Fitted Double Glazing
- Ample Off Road Parking
- Enclosed Southerly Facing Rear Garden
- Downstairs Shower Room
- Remainder Of 960 Year Lease
- Early Viewings Are Advised

Tel: 023 8045 8054

Portsmouth Road

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Offers In Excess Of £325,000

Hunters are delighted to bring to the market this three bedroom semi detached home in Old Netley. The property boast three bedrooms, family bathroom, modern fitted kitchen, downstairs shower room and living room, further features include off road parking for three vehicles and a good size enclosed south facing rear garden.

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Front Approach
Tarmac driveway providing parking for several vehicles, wooden side gated access.

Entrance Hall
Stairs to 1st floor, door to:

Kitchen
10'4" x 8'6" (3.15m x 2.59m)
Fitted with a modern range of base and eye level units and drawers with worktop space over, inset lighting, sink unit with single drainer with stainless steel swan neck mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, induction hob with extractor hood over, uPVC double glazed window to front aspect, ceiling spotlights. herringbone effect flooring.

Living Room
16'6" x 10'10" (5.03m x 3.30m)
Laminate flooring, wall mounted Radiator, uPVC double glazed double doors to garden, uPVC double glazed door to garden.

Shower Room
Fitted three piece suite comprising walk in double shower with electric shower over, low level WC, wall mounted wash hand basin, laminate flooring.

Family Room/Bedroom 4
12'4" x 7'8" (3.76m x 2.34m)
UPVC double glazed window to front aspect. radiator, fitted carpet.

Landing
UPVC double glazed window to side aspect, fitted carpet, access to loft hatch.

Bedroom 1
10'10" x 10'2" (3.30m x 3.10m)
UPVC double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 2
10'9" x 10'4" (3.28m x 3.15m)
UPVC double glazed window to front aspect, radiator, fitted carpet.

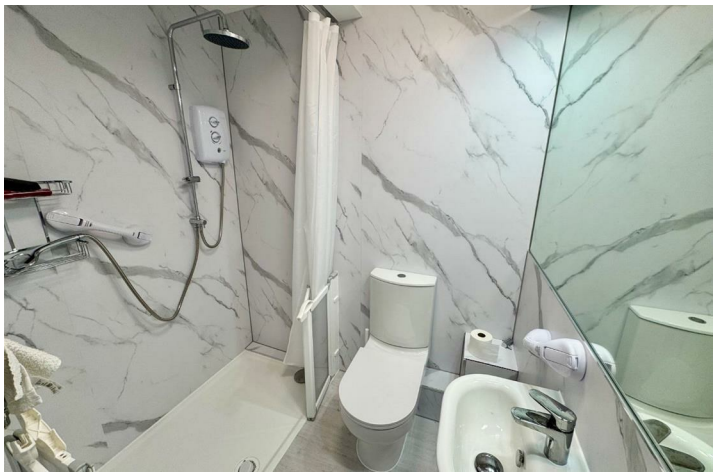
Bedroom 3
10'10" x 6' (3.30m x 1.83m)
UPVC double glazed window to rear aspect, radiator, fitted carpet.

Bathroom
Fitted with four piece suite with comprising, panelled bath with shower over mixer taps, inset wash hand basin with cupboards under, shower enclosure with shower over and mixer tap and low-level WC, heated towel rail, wall mounted, mirrored cabinets, uPVC opaque double glazed window to front aspect, laminate flooring.

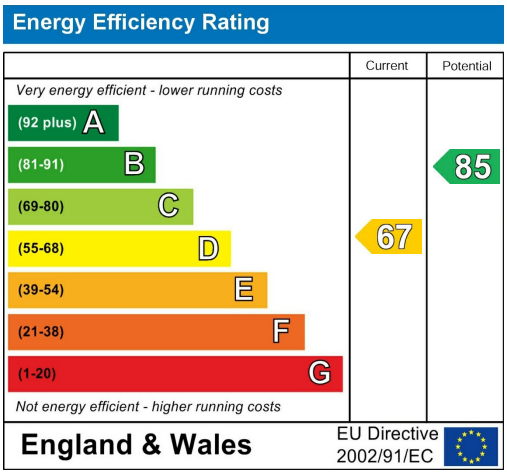
Rear Garden
Enclosed south facing rear garden, enclosed by wooden panelled fence to rear and sides, paved patio seating area, remainder is laid to lawn, side gated access.

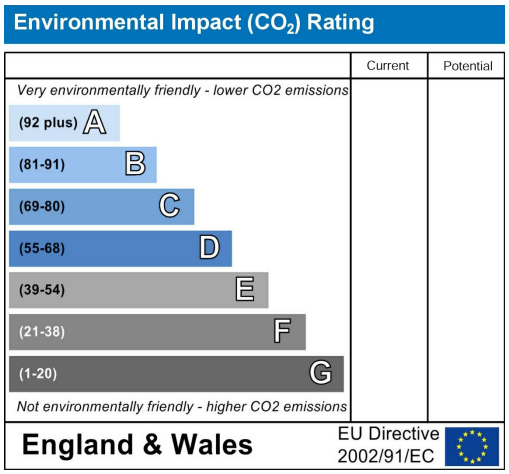
Floorplan

Ground Floor
Approx. 477.0 sq. feet
Living Room
Entrance Hall
Shower Room
Kitchen
Family Room/Bedroom 4
First Floor
Approx. 462.2 sq. feet
Bedroom 1
Bedroom 3
Landing
Bathroom
Bedroom 2



Energy Efficiency Graph

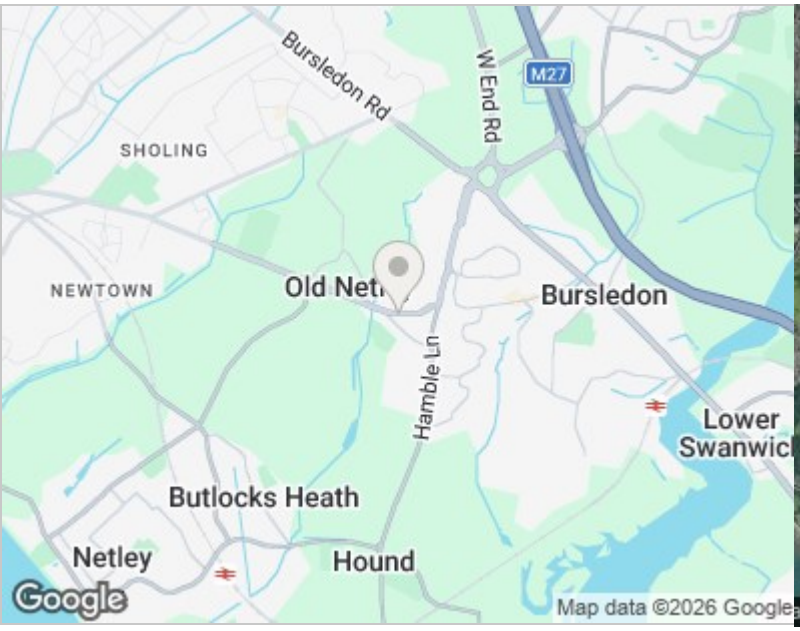




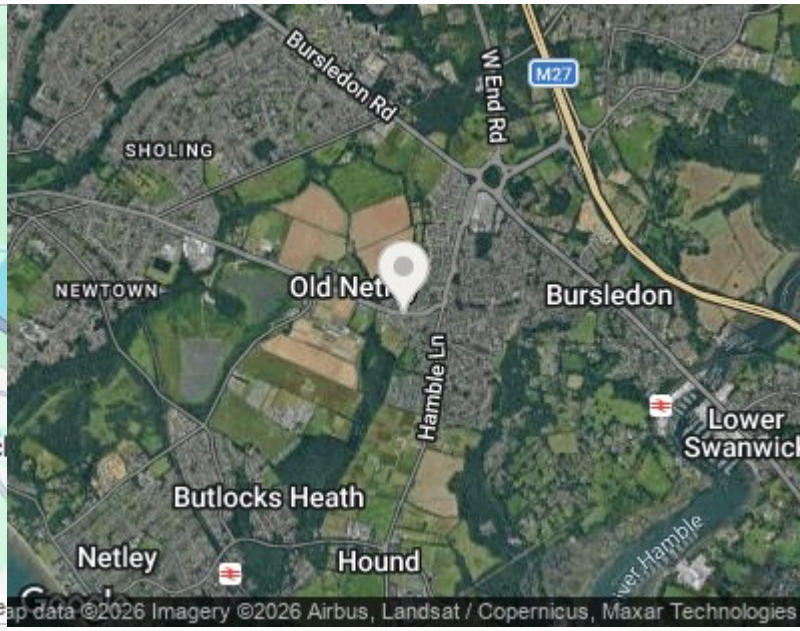
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman