



CASH BUYERS due to construction . Stanford Estate Agents are delighted to present this impressive two bedroom semi detached bungalow in Bursledon. The property is well presented throughout & boasts an 18ft lounge, 17ft kitchen/breakfast room, two double bedrooms, double glazing & a stunning rear garden overlooking open fields.

Directions

ENTRANCE HALL:

Coved & smooth plaster ceiling, radiator.

LOUNGE: (18'2" x 9'8")

Coved & smooth plaster ceiling, two double glazed windows to front aspect, radiator, television point.

KITCHEN/BREAKFAST ROOM: (17'10" x 11'7")

Coved & smooth plaster ceiling, two double glazed windows to rear aspect, double glazed door to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, radiator, space & plumbing for a washing machine, built in gas hob & electric oven with extractor hood above, space for a fridge/freezer, sink with mixer tap above.

BEDROOM 1: (14'1" x 9'10")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

BEDROOM 2: (10'5" x 9'10")

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobes.

SHOWER ROOM: (7'6" x 5'6")

Smooth plaster ceiling, inset down lighting, two obscure double glazed windows to rear aspect, heated towel rail, fully tiled shower, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Gated front garden with a path leading to the front door.

REAR GARDEN:

The stunning & immaculately presented rear garden is enclosed & overlooks open fields. Mainly laid to lawn, there are also various mature shrubs & borders, patio area & a shed/workshop.

OTHER INFORMATION:

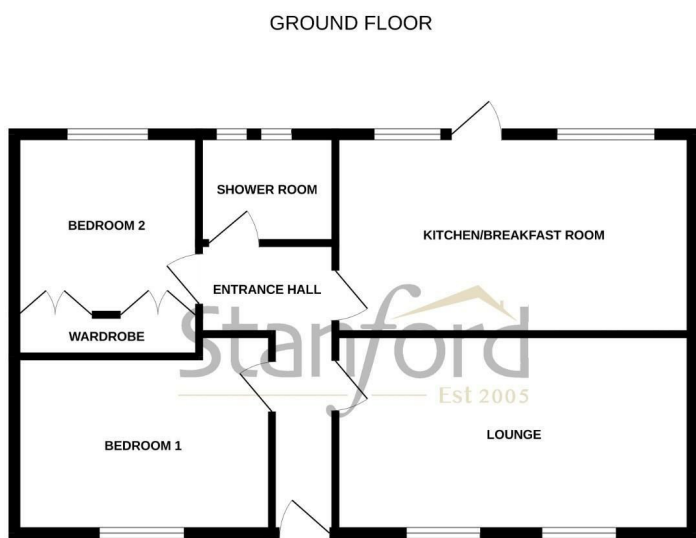
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band A

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Bursledon Infant School/Bursledon Junior School

SECONDARY SCHOOL: The Hamble School



Whilst every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The plan is for guidance purposes only and should be used in conjunction with any other information provided. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with: floorplan 12/2014

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	81		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.