

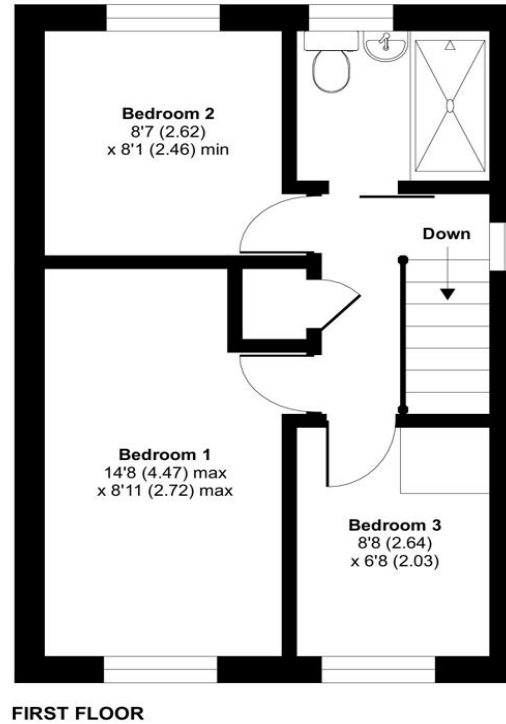
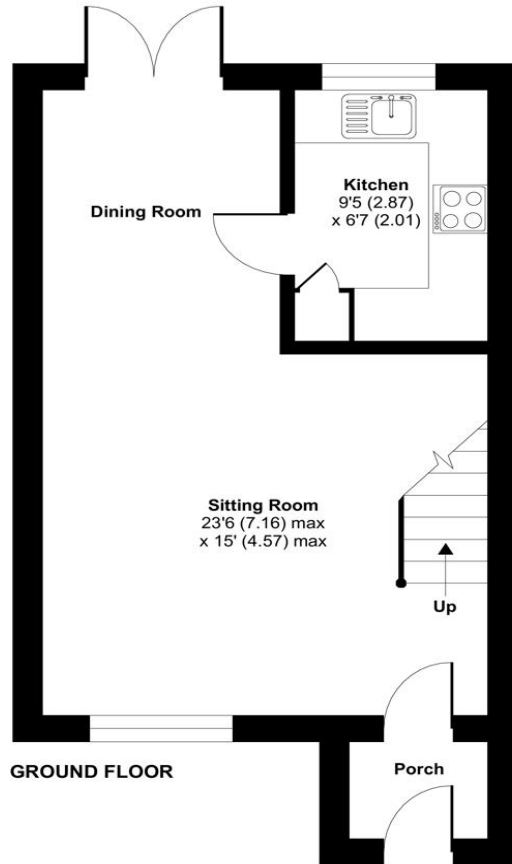


Manley Road, Bursledon, Hampshire, SO31 8GZ



ACCOMMODATION

Tucked away at the end of this cul-de-sac location comes this three-bedroom family home, offered with no chain. Open plan living greets you at the front door, with a sitting/ dining room that runs from front to back on the property. From the dining area, double sliding doors open out onto the rear garden. A sleek modern kitchen, with integrated appliances, completes the ground floor accommodation. The first-floor features three bedrooms, two of which are well appointed double rooms. All are served by a wet room/shower room on the first floor. Externally a tandem driveway provides off road parking, and side access to the private rear garden. The rear garden is fully enclosed, mainly laid to lawn, and offers a decking area ideal for al fresco dining. Agents note: The executor of this estate holds limited information on the property, and therefore cannot confirm that the information contained in the sales particulars is factually correct.



Approximate Area = 732 sq ft / 68 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1059872



SITUATION

Bursledon is located close to the River Hamble, which is well known by sailing enthusiasts. The Jolly Sailor Public House has appeared in a well-known television series. River Hamble Country Park and Manor Farm Country Walk are within easy reach. The villages of Hedge End, West End and Botley are close by. There are a wide range of amenities and facilities in Hedge End village centre that include shops, banks, public houses and restaurants. Other benefits include sought after schools, a leisure centre and a number of superstores within a short drive. Easy access is also available to the M27, M3 and railway network.



SPECIFICATION

- No Chain
- Three Bedrooms
- Semi Detached Home
- Lounge/Diner
- Fitted Kitchen
- Driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

GUIDE PRICE

Asking Price £280,000

TENURE

Leasehold

Years remaining: 61

All other details to be confirmed by the vendors solicitor, and verified by the buyers solicitor.