



Le Marechal Avenue, Bursledon, Southampton, Hampshire, SO31 8LX

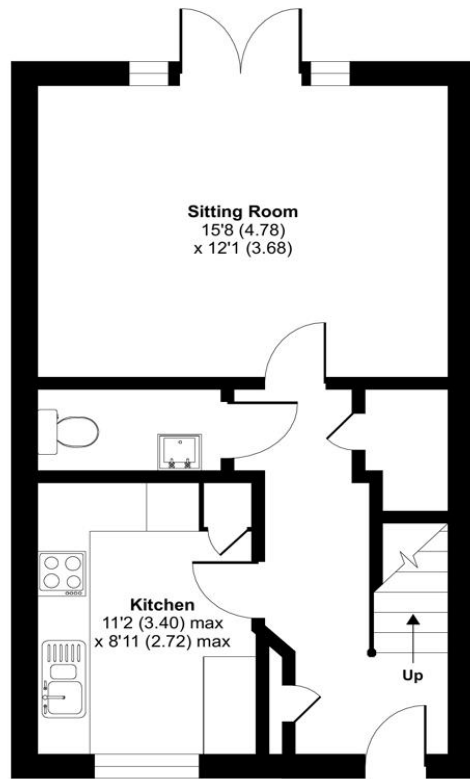


ACCOMMODATION

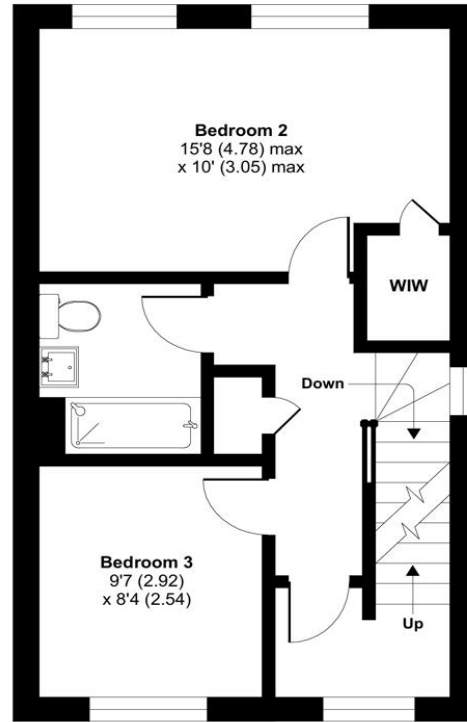
Perfectly placed in Bursledon, on the outskirts of Southampton this is a delightful three-bedroom, semi-detached family home built in 2018 allowing 5 more years on the NHBC Guarantee. The ground floor accommodation comprises of an entrance hall leading to all ground floor rooms and a convenient downstairs cloakroom. The main family 'hub of the home' kitchen/breakfast room is notable for all of the upgraded AEG appliances and standard of quality finish, with an integrated dishwasher, washing machine, fridge and freezer. To the rear of the home, the sitting room has double doors and opens out onto the private rear garden. Stairs lead to the first floor, where two well-appointed bedrooms await, serviced by the main family bathroom. The second floor features the principal bedroom benefiting from an ensuite shower room and built-in storage. Externally the rear garden has a well-tended lawn and a decking and patio area with a outside large storage shed, already fitted with hardstanding. Side access leads to the ample parking spaces.



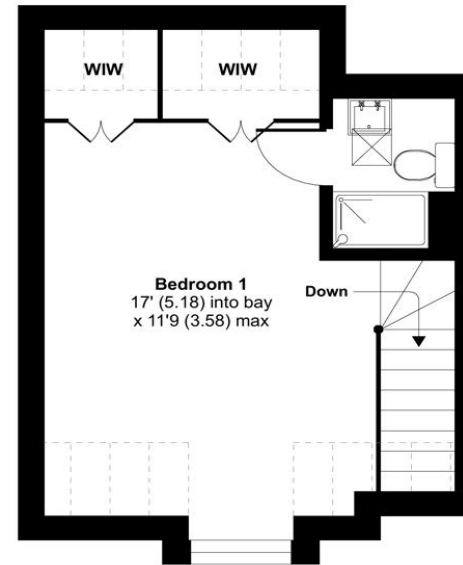
Approximate Area = 1101 sq ft / 102.3 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1157 sq ft / 107.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1078556



SITUATION

Bursledon is a traditional village by the River Hamble in Hampshire with historic waterside links and a mix of woodland and coast. This location offers some great opportunities to fish, sail, paddleboard or just enjoy walks along the River Hamble and shorefront. There is a good choice of local schools, gyms and sports facilities including the Hamble Sports Complex. Bursledon also has a great range of shops, public houses and restaurants. The marina is only a short distance away where you can stop for a bite to eat and watch the boats sail in and out. Southampton city centre is approximately 5 miles away and provides an impressive cultural offering from museums, music venues and art galleries to award-winning parks. West Quay shopping centre offers over 100 shops and restaurants as well as a cinema and bowling. Commuters will benefit from excellent transport connections with the M27 less than half a mile away leading to the M3 beyond. There are three local train stations all within easy access and a number of bus routes that run along Hamble Road to Southampton.



SPECIFICATION

- No forward chain
- Semi-detached home
- Three double bedrooms
- Lounge
- Kitchen/diner
- Large driveway

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

ASKING PRICE

£375,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £129.86 per annum
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.