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ST GEORGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8GH



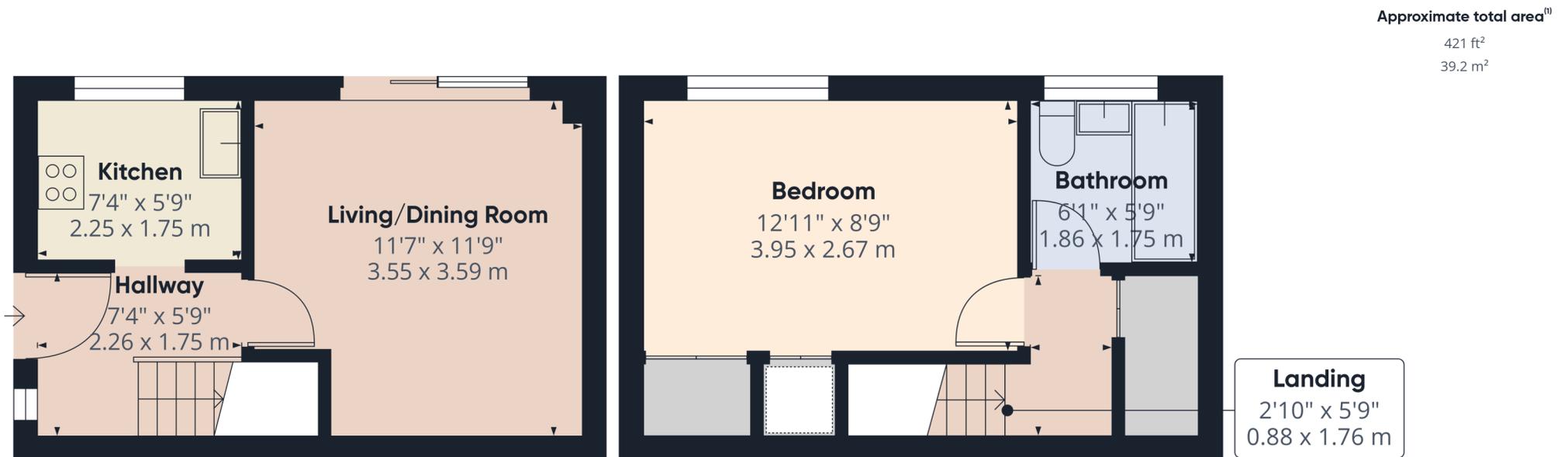
IDEAL ONE BEDROOM STARTER HOME SITUATED IN THE POPULAR RESIDENTIAL DEVELOPMENT OF BURSLEDON GREEN. THE DWELLING BOASTS A SIZEABLE ENCLOSED GARDEN, THREE ALLOCATED PARKING SPACES AND CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES. NO FORWARD CHAIN.

£185,000 Freehold

Manns & Manns are delighted to market this one bedroom cluster house with a private enclosed garden and allocated parking for the vehicles, offered with no forward chain. Built in circa 1983 of brick elevations to the exterior under a pitched tiled roof, the dwelling benefits from double glazing and gas fired heating. There is a lounge/diner and kitchen to the ground floor, with a bedroom and bathroom on the first floor.

St George Close is ideally situated for commuters with nearby access to the A/M27. Bursledon Green is located in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. Schooling in the area is particularly attractive, with Bursledon Infant and Junior Schools nearby. The Hamble School is the catchment school for 11–16-year-olds.

With its combination of comfort, convenience, and location, this property offers an excellent opportunity for those seeking a well-appointed starter home or a lovely downsize. Call us today to arrange a viewing.



(1) Excluding balconies and terraces



Ground Floor

Upon entering the property, you are welcomed into the hallway offering space to remove your shoes and hang your outdoor wear. There is access into the living/dining room and kitchen. Stairs rise to the first floor. The living/dining room is a lovely light filled space, perfect for relaxing, with sliding patio doors opening out to the rear garden. An understairs cupboard provides useful storage. The kitchen comprises a range of wall and floor mounted units with a worksurface over. A rear aspect window offers pretty views over the garden. There is a built under oven, four ring gas hob, space and plumbing for a washing machine and further appliance space.

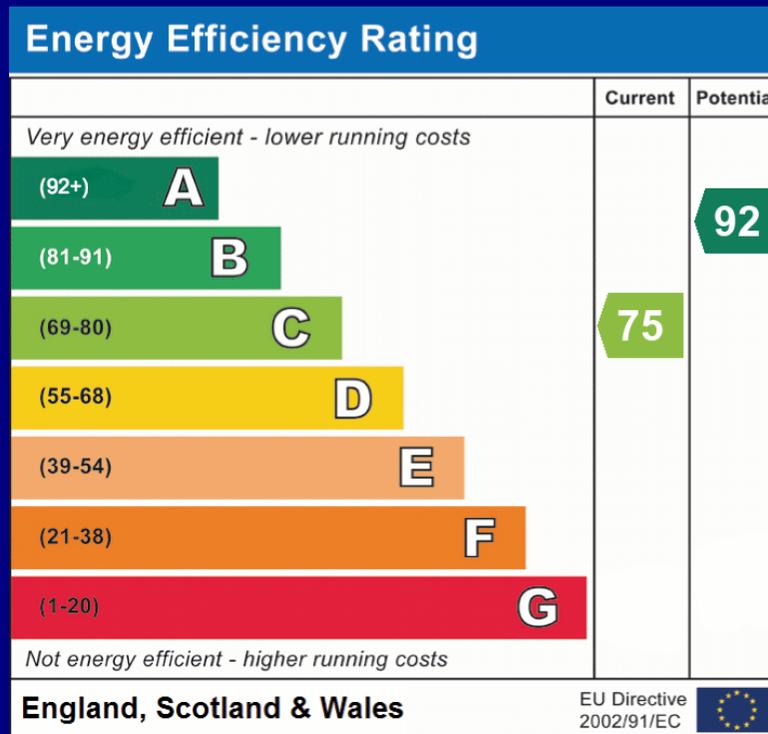
First Floor

Ascending to the first floor, the landing provides doors to all rooms, a loft hatch into the attic space, and a large storage cupboard. The bedroom is a well proportioned double room with a window to the rear aspect offering views over the rear garden. There is a fitted double wardrobe and a cupboard housing the Vaillant gas-fired boiler. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC. There is a heated towel radiator and a rear aspect obscured window.

Outside

A pathway leads to the entrance door under a canopied porch and a pedestrian gate into the garden. The sizeable garden is fully enclosed by timber fencing and predominantly laid to lawn. A paved patio offers the ideal spot for outdoor dining. The property benefits from three allocated parking spaces.





COUNCIL TAX BAND: A Eastleigh Borough Council. Charges for 2026/27 £1539.68.

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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1 & 2 Brooklyn Cottages

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Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold **AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.**

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.