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## DILIGENCE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8GU



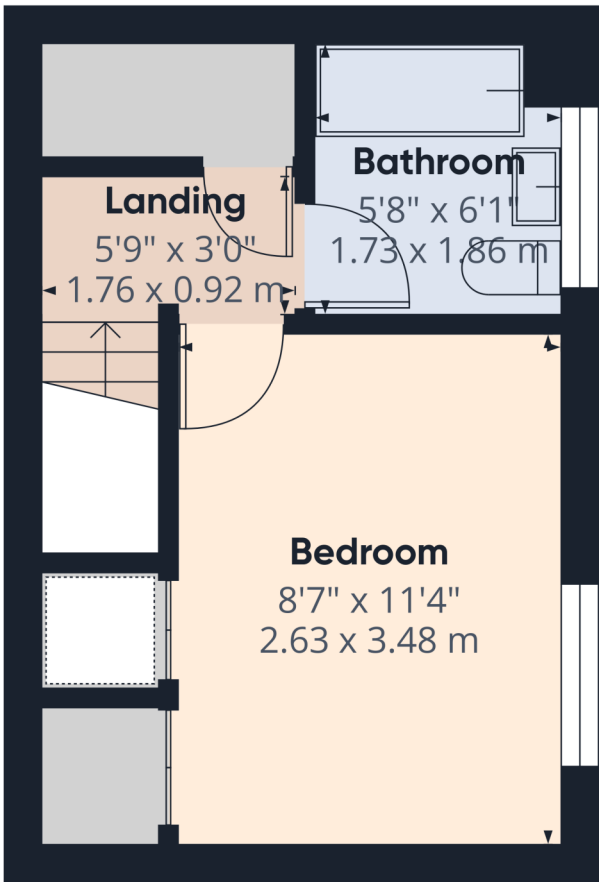
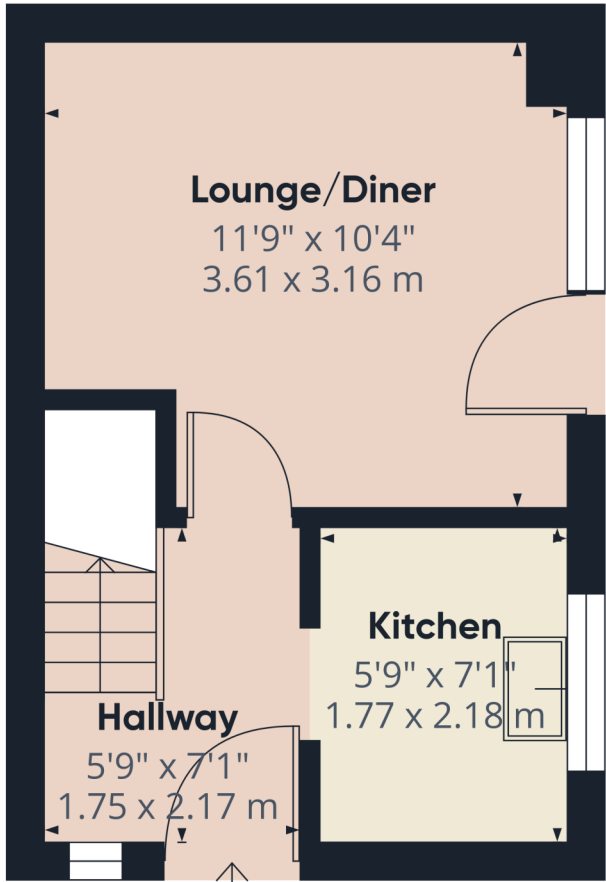
**IDEAL ONE BEDROOM STARTER HOME WITH PRIVATE GARDEN AND ALLOCATED PARKING SITUATED IN THE EVER  
POPULAR LOCATION OF BURSLEDON GREEN. OFFERED WITH NO FORWARD CHAIN.**

**Guide Price £185,000 Freehold**

Manns & Manns are delighted to market this one bedroom cluster house with a private garden and allocated parking, 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 electric heating. There is a lounge/diner and kitchen to the ground floor, with a bedroom and bathroom on the first floor.

Diligence 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. Bursledon is also well catered for by pre-schools and nurseries.

This property offers the discerning purchaser the opportunity to assert their own stamp on it and create an inviting and comfortable home. Call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>  
379 ft<sup>2</sup>  
35.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



### Accommodation

Upon entering the property, you are greeted by the hallway offering doors to all rooms and stairs rising to the first floor. The lounge/diner is light and airy with a window and door opening directly onto the garden. There is a useful understairs storage cupboard. The kitchen comprises a range of wall and floor mounted units with a worksurface over. A sink and drainer sit beneath a window overlooking the garden. There is appliance space for a freestanding oven, fridge freezer and washing machine.

Ascending to the first floor, the landing offers doors to all rooms, a large cupboard and a loft hatch into the attic space. The bedroom is a good sized double room with a side aspect window, fitted wardrobe and a cupboard above the stairs. The bathroom comprises a panel enclosed bath with a shower over, wash hand basin and a WC. The walls are fully tiled and there is a side aspect obscured window.

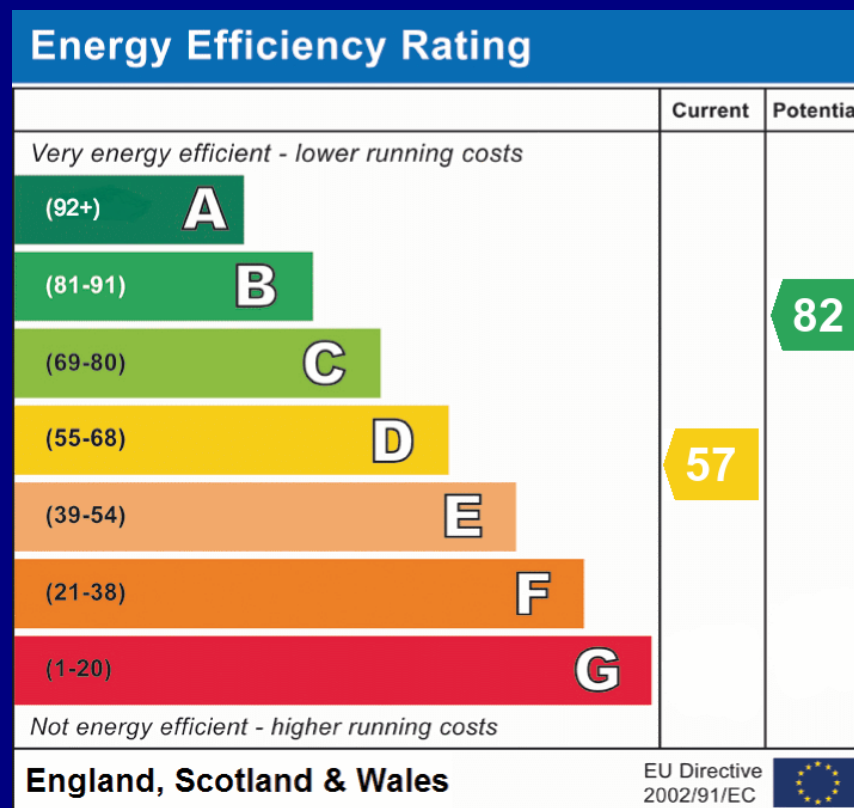
### Outside

The property is approached via steps leading to the entrance door under a canopied porch. There is an area laid to lawn. The property benefits from an allocated parking space in the adjacent parking area.

The low maintenance garden is fully enclosed with side access to allow transportation of bins to the kerbside. The garden is largely laid to shingle. A paved patio, which may be accessed directly from the lounge/diner, offers a lovely spot for al fresco dining. A shed provides useful storage.

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**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,721.44.**

**UTILITIES: Mains gas, electricity, water and drainage. Electric heating.**

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

**Tel: 02380 404055**

**Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**



**1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP**



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 MANNs.

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.