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**ESTRIDGE CLOSE
BURSLEDON
SOUTHAMPTON
SO31 8FN**



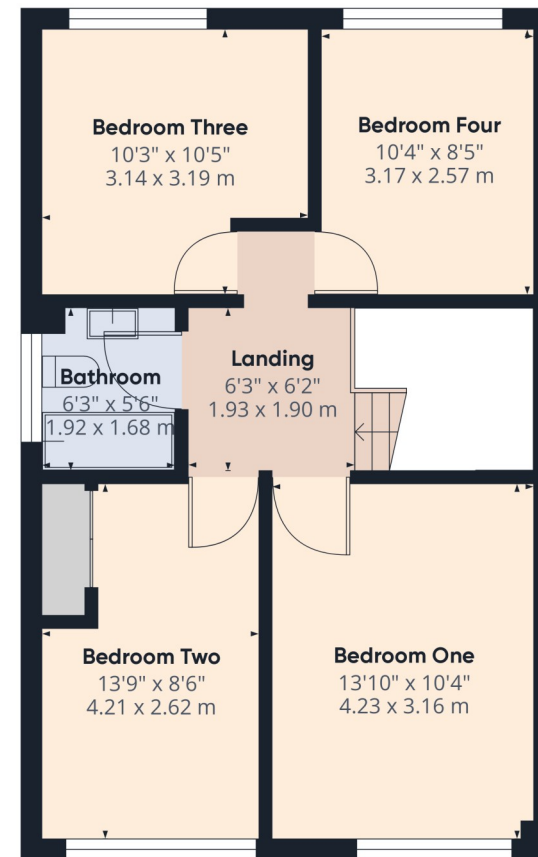
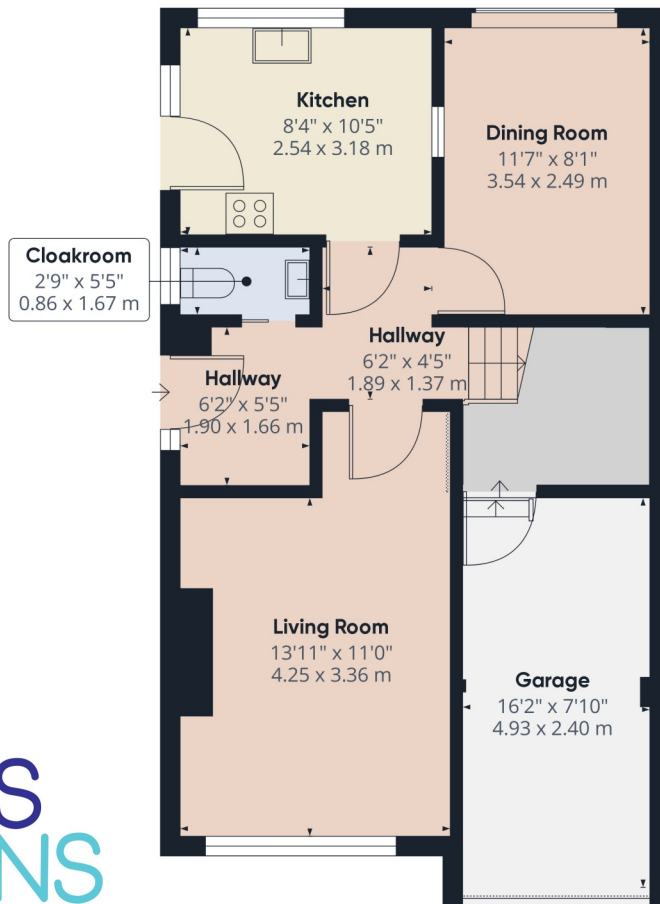
**FOUR BEDROOM SEMI-DETACHED PROPERTY WITH A GARAGE, DRIVEWAY AND GARDEN, IN A HIGHLY POPULAR RESIDENTIAL LOCATION. CONVENIENTLY SITUATED FOR LOCAL AMENITIES, SCHOOLS AND GREEN SPACES.
NO FORWARD CHAIN.**

£325,000 Freehold

We are thrilled to offer this lovely four-bedroom semi-detached house for sale with no forward chain. The dwelling is ideally located for families with local green spaces and play parks nearby. Just a short stroll from the property you will find Lowford Village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Ideally located, Bursledon Infant and Juniors schools are approximately half a mile away on foot.

Built of brick elevations to the exterior under a pitched tiled roof with gas fired heating, the ground accommodation comprises of a hallway, living room, kitchen, dining room and a cloakroom. On the first floor are four bedrooms and a bathroom. Outside, there are gardens to the front and rear and a driveway, providing off-road parking, and leading to the garage.

Call us today to arrange a viewing.



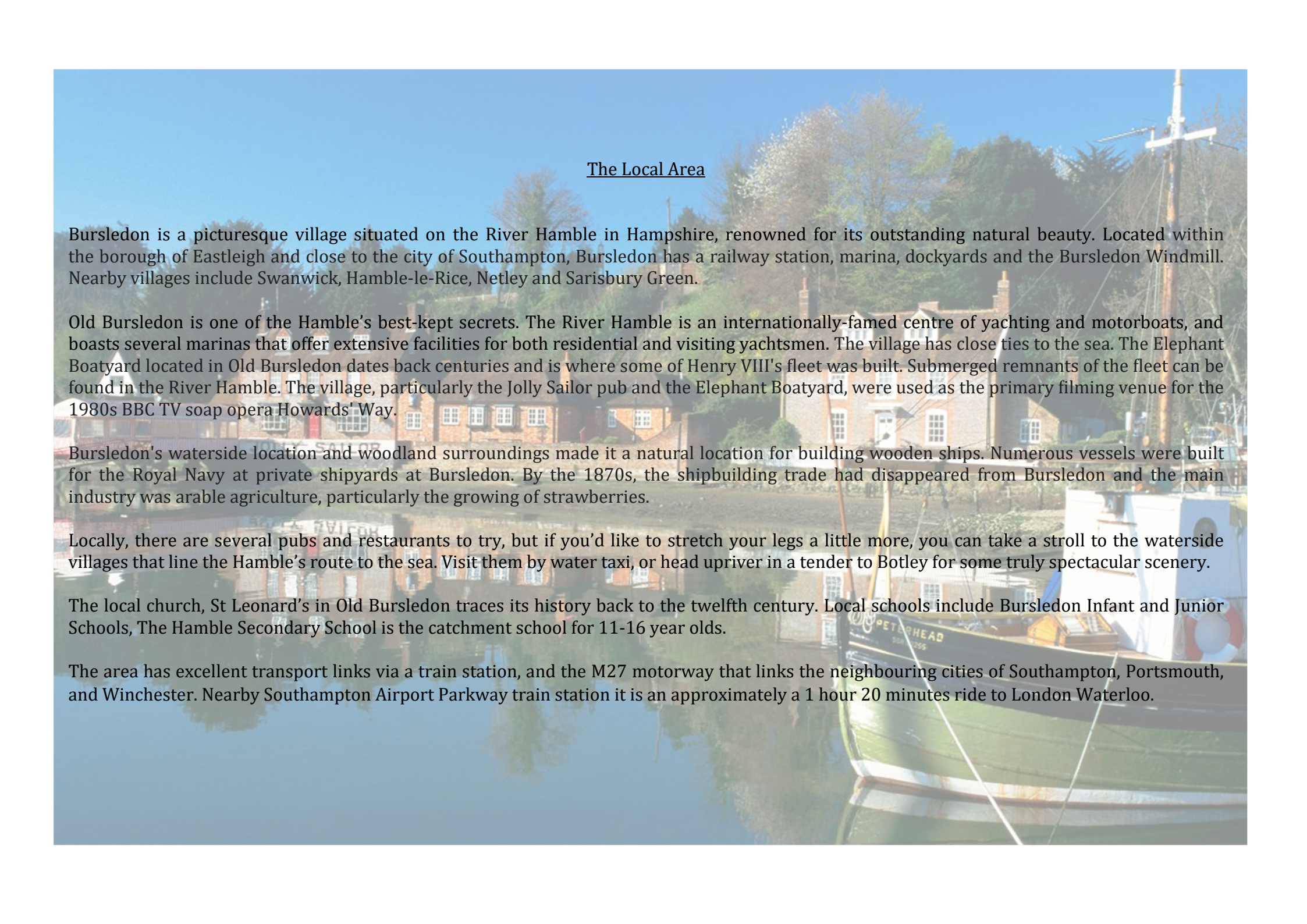
Approximate total area⁽¹⁾
 1151 ft²
 106.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School is the catchment school for 11-16 year olds.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.

Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway offering space to de-boot. There are doors to principal rooms and stairs rising to the first floor accommodation. The living room is of generous proportions, offering a welcoming space to relax and unwind. A front elevation window provides views over the front garden.





The kitchen comprises of a range of matching wall and floor mounted units with a rolltop work surface over. There is space for a freestanding oven with an extractor hood over, space and plumbing for a washing machine and further appliance space. The kitchen offers a serving hatch into the dining room and a rear elevation window. A door opens out to the side access which leads to the rear garden. The dining room presents a rear elevation window providing views over the rear garden. There is a handy under stairs storage cupboard. The ground floor accommodation boasts the added convenience of a cloakroom with a low-level WC and wash hand basin.



First Floor Accommodation

Ascending to the first floor, the landing provides doors to all rooms. The bedrooms are all good sizes and bedroom one is a very well-proportioned double room with a front elevation window. Bedroom two also offers a front elevation window and a cupboard housing the boiler. Bedrooms three and four are both to the rear aspect with windows overlooking the garden. The bathroom comprises of a panel enclosed bath with a shower over, a wash hand basin and a low-level WC. There is a side elevation obscured window.

Outside

The property is approached by a concrete driveway providing off road parking and leading to a garage with an up and over door, power and lighting. The front garden is mainly laid to lawn with a footpath providing access to the entrance door.

The rear garden is fully enclosed by timber fencing and is largely laid to lawn with a mixture of trees and shrubs. A patio area adjacent to the dwelling offers a handy seating space and has steps leading to the main area of garden.



EPC To Follow

COUNCIL TAX BAND: C Eastleigh Borough Council

UTILITIES: Mains gas, electricity, water and drainage. Owned solar panels.

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

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

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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.