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**PINE VIEW CLOSE  
BURSLEDON  
SOUTHAMPTON  
SO31 8GB**

**OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM SEMI DETACHED PROPERTY IN A POPULAR RESIDENTIAL LOCATION, WITH A DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN. CONVENIENTLY SITUATED FOR LOWFORD VILLAGE'S AMENITIES. VIEWING RECOMMENDED. NO FORWARD CHAIN.**

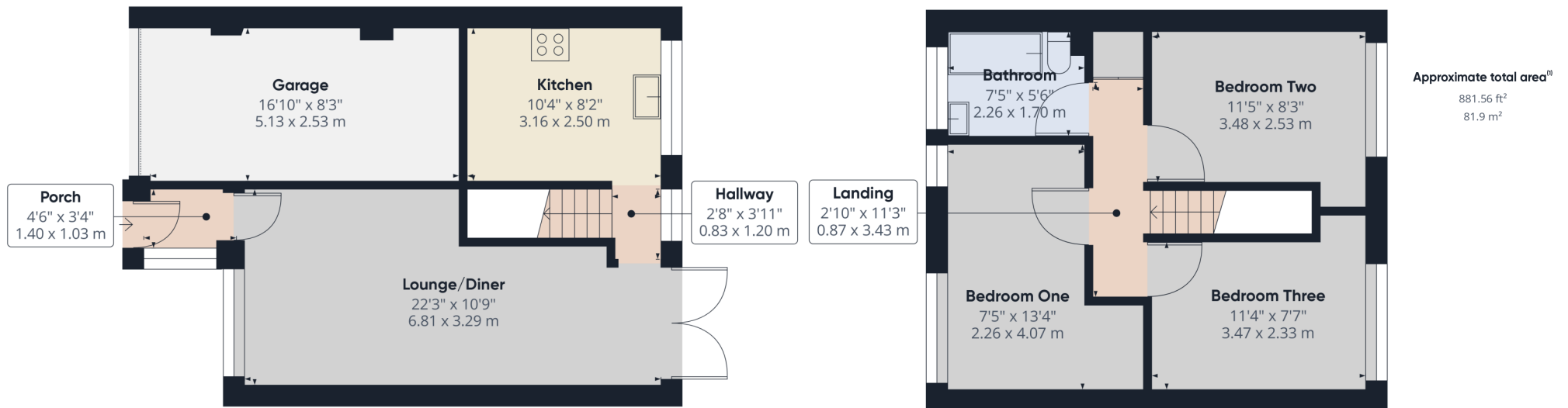
**Guide Price £290,000 to £300,000 Freehold**

This three-bedroom semi-detached dwelling is situated in a popular residential cul-de-sac in Bursledon. The property benefits from gas fired heating and double glazing and boasts three double bedrooms, making it an excellent choice for families and couples alike.

Briefly, the ground floor accommodation comprises of a porch, lounge/diner, hallway, kitchen and integral garage. There are three bedrooms and a bathroom on the first floor. Externally, there is a driveway and an enclosed rear garden.

The property is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are under half a mile away on foot. The catchment school for 11-16 year olds is The Hamble School. Regular bus services run between Southampton and Portsmouth City Centre's via Lowford Village and junction 8 of the M27 lies approximately 1 mile away.

Don't miss out on the opportunity to make this house your new home, call us today to arrange a viewing!



## Ground Floor Accommodation

Entry to the property is via an enclosed porch with space to de boot and hang your coats. A door opens into the well-proportioned lounge/diner offering a window to the front elevation and French doors to the rear aspect, which open out onto a patio area making this the ideal space for gathering and entertaining. An opening leads to a hallway with stairs rising to the first floor and access to the kitchen.

The kitchen comprises of a range of matching units with a square edged worksurface over. There is space for a freestanding oven, space and plumbing for a washing machine and appliance space for a fridge/freezer. A window provides views of the rear garden under which sits a Belfast sink.

## First Floor Accommodation

Ascending to the first-floor landing there are doors to all rooms, a storage cupboard and a loft access point.

Bedroom one, a well-proportioned double room, offers two windows to the front elevation and a range of fitted furniture including wardrobes and drawers. Bedrooms two and three, both double rooms, benefit from a built-in storage and windows looking over the rear garden.

The three-piece bathroom suite comprises of a corner bath with an electric shower over, a wash hand basin with a vanity unit beneath and a low-level WC. There is an obscured glazed window to the front elevation.


## Outside

The property is approached by a driveway providing off road parking and leading to the garage. The garage retains an up and over door to the front elevation, has power and lighting and houses a Worcester boiler. There is a footpath along the side of the dwelling allowing pedestrian access into the rear garden via a wrought iron gate. The front garden is laid to lawn. Two steps lead to the front door.

The split-level rear garden is enclosed by timber fencing and hosts a variety of establish plants and shrubs. A step down from the lounge/diner leads to a paved patio area which is ideal for al fresco dining.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND: C - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
**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)

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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.