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## JARVIS FIELDS, BURSLEDON, SOUTHAMPTON, SO31 8AF

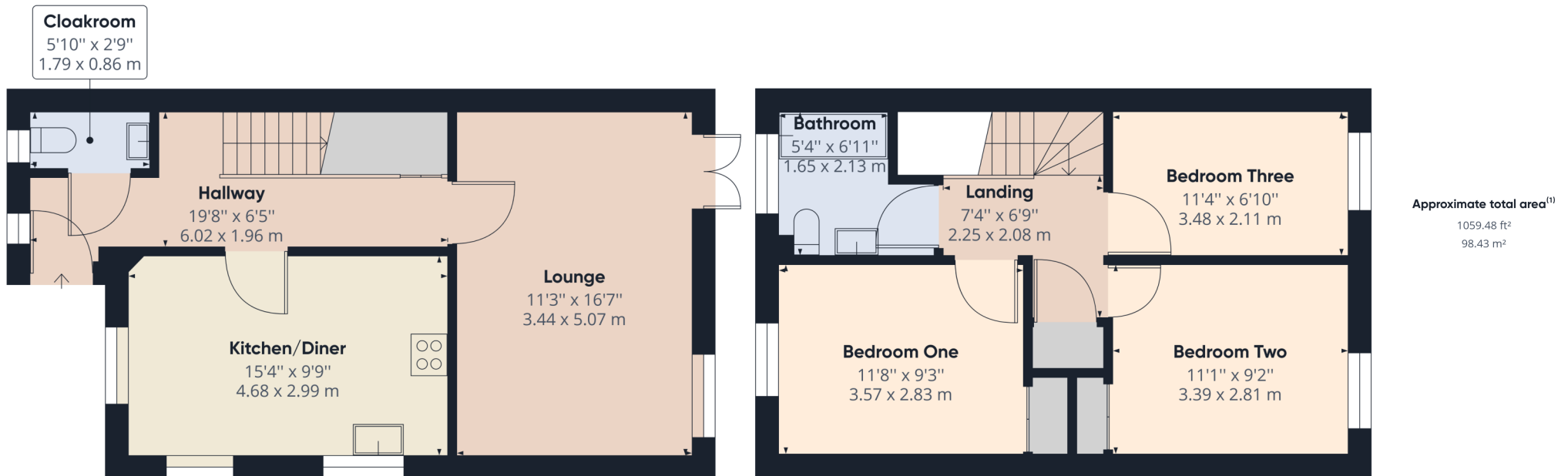


**OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM DETACHED HOUSE IN A QUIET RESIDENTIAL AREA IN BURSLEDON.  
IN NEED OF MODERNISATION AND OFFERED WITH NO FORWARD CHAIN, VIEWING IS HIGHLY RECOMMENDED TO  
APPRECIATE THE POTENTIAL THE PROPERTY HAS TO OFFER.**

**Guide Price £350,000 - £400,000 Freehold**

Built of brick of elevations under a pitched tiled roof, this three bedroom detached house is located in a quiet cul-de-sac, in the popular residential area of Bursledon. The property is within close proximity to the River Hamble, local green spaces and Lowford village, with its range of amenities including a convenience store, community centre and food establishments. The Federation of Bursledon C of E (C) Infant & Bursledon (CA) Juniors Schools are within striking distance and The Hamble School is a little under 3 miles away by car. The property boasts excellent transport links and is located close to Bursledon Railway Station, A27 and junction 8 of M27.

The ground floor accommodation comprises of a hallway, lounge, kitchen/diner and cloakroom. To the first floor there are three bedrooms and a bathroom. Externally there is a brick built garage and an enclosed rear garden.



(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.

## Ground Floor Accommodation

**Hallway:** Double glazed UPVC window to the front elevation. Stairs to first floor landing. Doors to principal rooms. Understairs storage cupboard housing the electrical consumer unit. Radiator and ample power points. Smooth plastered and coved ceiling with recessed spotlighting.

**Lounge (5.12M x 3.47M):** Double glazed UPVC window to the rear elevation and double glazed UPVC French Doors opening onto the garden. Radiator, ample power points and TV point. Smooth plastered and coved ceiling.

**Kitchen/Diner (4.71M x 3.02M):** Comprising of wall and floor mounted units with a rolltop work surface over. Stainless steel sink and drainer. Space and plumbing for washing machine, gas cooker point and further appliance space. Tiled to principal areas. Two double glazed UPVC windows to the side elevation and one to the front elevation. Ample power points. Smooth plastered ceiling with recessed spotlighting in the kitchen area and a ceiling light over dining area.

**Cloakroom:** Double glazed obscured UPVC window to the front elevation. WC. Pedestal wash hand basin. Tiled to principal areas. Smooth plastered ceiling with three downlighters.

## First Floor Accommodation

**Landing:** Doors to principal rooms. Cupboard housing a Worcester combination boiler. Smooth plastered and coved ceiling.

**Bedroom One (3.60M x 2.84M):** Double glazed UPVC window to the front elevation. Fitted wardrobe with hanging rail and shelf. Ample power points and TV point. Smooth plastered and coved ceiling with a ceiling light.

**Bedroom Two (3.42M x 2.83M):** Double glazed UPVC window to the rear elevation. Fitted wardrobe with hanging rail and shelf. Ample power points. Smooth plastered and coved ceiling with a ceiling light.

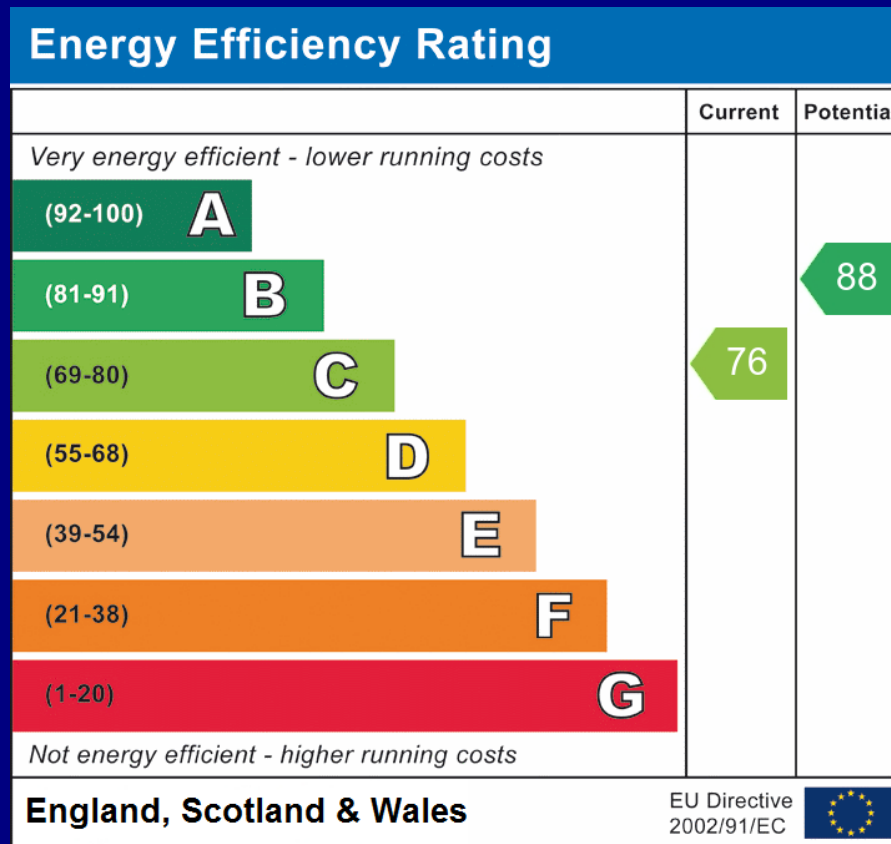
**Bedroom Three (3.53M x 2.14M):** Double glazed UPVC window to the rear elevation. Radiator and ample power points. Smooth plastered and coved ceiling with a ceiling light and an insulated loft hatch.

**Bathroom:** Double glazed obscured UPVC window to the front elevation. Panel enclosed bath with a chrome mixer tap and shower attachment over. WC. Wash hand basin. Tiled to principal areas. Smooth plastered ceiling with recessed spotlighting.

## Externally

**Rear Garden:** Enclosed and bounded by timer fencing. Pedestrian access side gate. A mixture of established trees and shrubs.

**Garage:** Brick construction under a pitched tiled roof. Up and over door to the front. Hardwood single glazed door.



**COUNCIL TAX BAND: D**  
**Eastleigh Borough Council**  
**UTILITIES: Mains gas, electricity and sewerage.**  
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