BRAMBLES

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Estridge Close
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£275,000











- Refurbishment opportunity
- Four bedrooms on the first floor, three with built in wardrobes
- Downstairs WC
- Private and generous rear garden with side access
- No forward chain
- Single garage and driveway parking
- Two reception rooms with conservatory and large living room
- Cul de sac location within walking distance to local amenities

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Ref: PRA12811

Viewing Instructions: Strictly By Appointment Only

General Description

A great opportunity to put your own mark on this four bedroom semi detached home in a quiet cul de sac location that's been in the same ownership since construction. With the benefit of a downstairs WC, private east facing garden and no forward chain.

Accommodation

Outside

Driveway parking for one car to front.

PORCH

UPVC double glazed front door. Double glazed window to side. Doorway to living room. Carpet. Skirting boards.

Living Room (24' 7" x 11' 6") or (7.50m x 3.50m)

Double glazed window to front. Carpet. Skirting boards. Fireplace. Two radiators. Under stairs storage. Doorways to hallway and conservatory.

Conservatory (7' 10" x 11' 6") or (2.39m x 3.50m)

Dwarf wall conservatory. Double glazing to three sides. Carpet. Double glazed French doors to back garden.

Kitchen (10' 5" x 7' 9") or (3.18m x 2.35m)

Double glazed window to rear. Vinyl flooring. Skirting boards. Wall and base units. Work surfaces. Tiled splash backs. Space for cooker and fridge freezer. Doorway to downstairs cloakroom.

W.C (2' 8" x 7' 9") or (0.82m x 2.35m)

Vinyl flooring. Skirting boards. Low level WC. Hand wash basin.

Hallway

Carpet. Skirting boards. Carpeted staircase with wooden hand rails rising to first floor.

Landing

Carpet. Skirting boards. Doorways lead to all rooms on first floor. Loft access.

Bedroom 1 (8' 9" x 10' 8") or (2.66m x 3.25m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom 2 (13' 1" x 8' 1") or (4.0m x 2.47m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in wardrobe. Airing cupboards. Fitted storage system.

Bedroom 3 (9' 4" x 8' 6") or (2.84m x 2.60m)

Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom 4 (8' 9" x 8' 6") or (2.66m x 2.60m)

Double glazed window to rear. Carpet. Skirting boards. Airing cupboard housing combi boiler.

Bathroom (6' 7" x 5' 9") or (2.0m x 1.74m)

Double glazed window to side. Vinyl flooring. Tiled walls. Low level WC with cistern. Wash basin with chrome taps. White panel bath with chrome shower above.

GARDEN

Low maintenance back garden laid to patio and shingle. Fully fenced. Side access. Storage shed. Outside tap.

GARAGE (16' 5" x 7' 9") or (5.0m x 2.35m)

Other

Eastleigh Borough Council Tax Band C £20252.91
Vendors position: No forward chain.

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified
























All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.