



## The Brackens

Dibden Purlieu, Southampton



- One Bed Mid Terraced House
- Kitchen with Intergrated Appliances
- Allocated Parking
- Spacious Double Bedroom

**EPC Rating**

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## The Brackens



### Property Description

**LIVING ROOM** Cosy yet bright living room with front aspect double glazed window and side aspect double glazed UVPC patio doors to enclosed garden. Carpeted flooring and character arched cut outs though to kitchen.

**KITCHEN** Comprising of wall and base level timber storage units, black granite work surfaces with a single drainer stainless steel sink with chrome mixer tap. Integral appliances include; double electric oven and grill and electric hob. Washing machine and undercounter fridge to stay if desired. Tiled lino flooring and tiled surrounds. Under stair storage and side aspect double gazed windows.

**BEDROOM** Spacious double bedroom with built-in wardrobes with mirrored sliding doors, front and side aspect double glazed windows and carpeted flooring.

**BATHROOM** Three piece bathroom comprising of a white ceramic pedestal basin with chrome mixer tap, white ceramic WC with push button flush and white



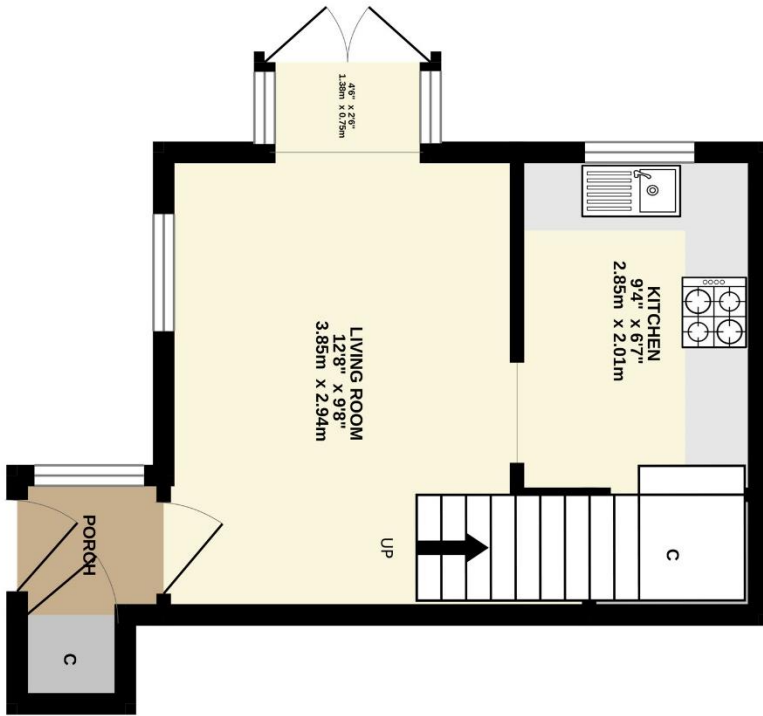
enamel bath with shower over-head and chrome fittings. White tiled walls surrounding the bath, grey lino flooring and side aspect double glazed frosted window.

**GARDEN** Enclosed side aspect garden accessed via the living room or side gate. Patio seating area perfect for enjoying the summer sun and artificial grass lawn.

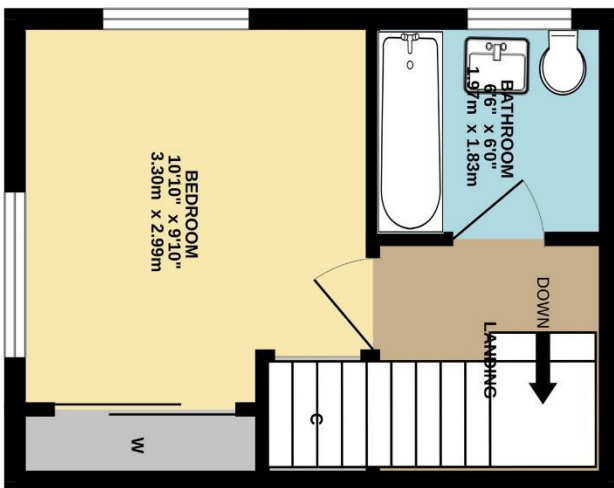
**ADDITIONAL INFO** - Electric Storage Heating  
- Double Glazing Throughout  
- Brand New Front Door



GROUND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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