



BRAMBLES

ASKING PRICE

£315,000

Freehold

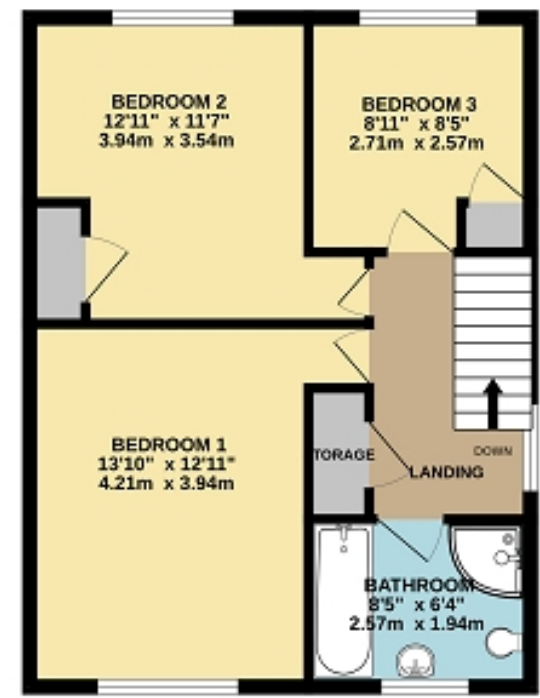
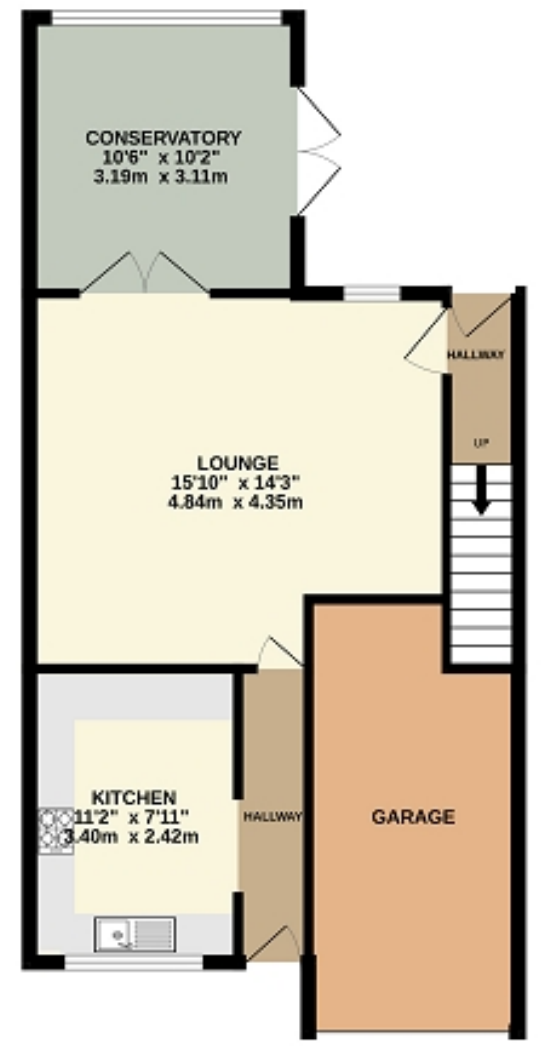
Pallot Close, Bursledon, SO31 8FR

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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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.
Made with Intertopic 02/2025

Pallot Close, Bursledon, SO31 8FR

3 Beds - 1 Bath

A three-bedroom semi-detached home with garage and driveway parking. Nestled in a quiet cul-de-sac in the ever-popular area of Bursledon, close to the local amenities of Lowford Village.

FEATURES

- Quiet cul-de-sac location
- Three bedrooms, one bathroom
- Modern kitchen some integrated appliances
- Versatile conservatory overlooking the garden
- Single garage and driveway parking for four vehicles
- Walking distance to local amenities of Lowford Village



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This ideal family home is nestled in a quiet cul-de-sac, conveniently situated close to the local amenities of Lowford Village and Tesco superstore. The River Hamble is a just short walk away, along with many local green spaces and play parks. Slightly further afield, Royal Victoria Country Park is only a short drive away. The home is within walking distance of highly regarded schools, and the area is served by excellent public transport links including the M27 motorway ensuring a quick commute into Southampton City Centre within 15 minutes.

On approach, there's a single garage and block paved driveway offering a generous amount of off-road parking for four vehicles. Stepping inside, there's a modern kitchen to the front of the property, well equipped with some integrated appliances. Continue through the lounge, a bright and spacious room with media wall and French doors leading through to conservatory which overlooks the low maintenance back garden. Upstairs comprises of three well -proportioned bedrooms, a four-piece family bathroom and plenty of built in storage.

Thanks to it's convenient location and immaculate condition, we don't anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to secure your viewing.



Outside
Single garage with driveway laid to gravel, offers parking for four cars. Outdoor tap. Wooden gate providing side access.

Hallway (11' 2" x 2' 8") or (3.40m x 0.82m)
UPVC double glazed front door. Flooring laid to laminate tiles. Skirting boards. Radiator. Opening to kitchen and doorway to the living room.

Kitchen (11' 2" x 7' 11") or (3.40m x 2.42m)
Double glazed window to front. Flooring laid to laminate tiles. Matching wall and base units. Wooden work surfaces. Stainless steel sink and half with chrome mixer tap. Inset spots. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Integrated electric oven and four point gas burner hob with stainless steel extractor hood above.

Lounge (14' 3" x 15' 11") or (4.35m x 4.84m)
Wooden door with glazed inserts. Inset spots. Carpet. Skirting boards. Media wall with power outlets. Doorway with glazed panelling and windows to conservatory. Doorway to rear hallway.

Conservatory (10' 6" x 10' 2") or (3.19m x 3.11m)
UPVC double glazed French doors from living room. Dwarf wall conservatory, glazed on all three sides,. Poly carbonate roof. Ceiling fan. Radiator. Laminate flooring. UPVC double glazed French doors leading to back garden.

Rear Hallway (14' 3" x 2' 9") or (4.35m x 0.83m)
Wooden door with glazing. UPVC double glazed door leading to back garden. Carpet. Skirting boards. Radiator. Carpeted staircase rising to the first floor.

Landing (10' 2" x 6' 2") or (3.09m x 1.87m)
Double glazed window to side. Carpet. Skirting boards. Access to boarded loft with lighting. Storage cupboard. Doorways leading off to all rooms on first floor.



Bathroom (6' 4" x 8' 1") or (1.94m x 2.47m)
Wooden tongue and groove door. Double glazed, opaque window to front. Laminate flooring. Half tiled walls. Glass shower cubicle with sliding doors and wall mounted Aqualisa shower. Low level WC with cistern. Wall mounted vanity unit. Chrome ladder style, heated tower rail. White pedestal wash basin with chrome taps. White panel bath with chrome taps and chrome handheld shower attachment. Inset spots. Extractor fan.

Bedroom One (13' 10" x 12' 11") or (4.21m x 3.94m)
Wooden tongue and groove door. Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom Two (11' 7" x 12' 11") or (3.54m x 3.94m)
Wooden tongue and groove door. Double glazed window to rear. Carpet. Skirting boards. Radiator. Built-In wardrobe.

Bedroom Three (8' 11" x 8' 5") or (2.71m x 2.57m)
Wooden tongue and groove door. Double glazed window to rear. Carpet. Skirting boards. Radiator. Built-in storage cupboard.

Garden
Mainly laid to artificial grass. Brick wall and fencing to boundaries. Raised borders laid to slate chippings. Side access. Outdoor tap.

Other
Eastleigh Borough Council Tax Band C £1967.35 2025/26 charges.
Vendors position: Need to find.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.