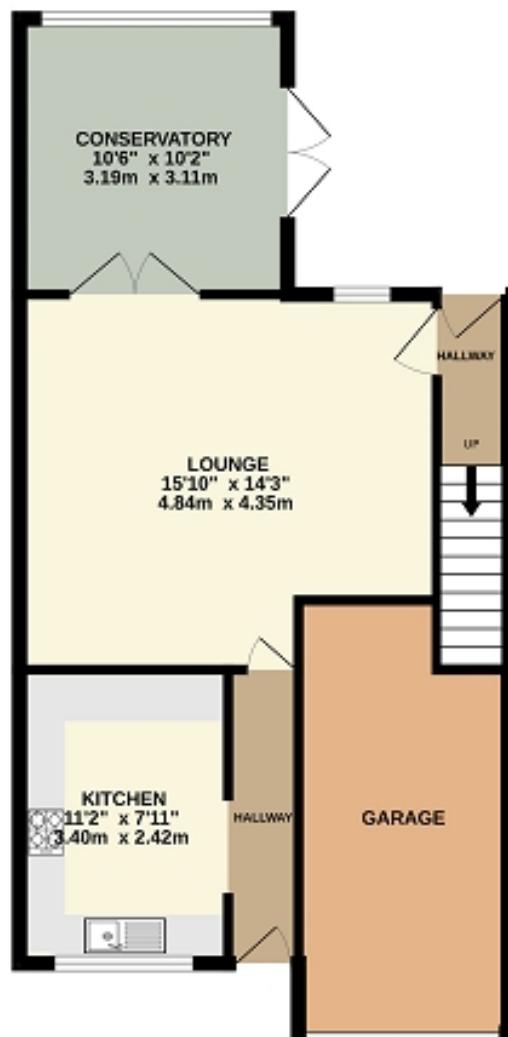
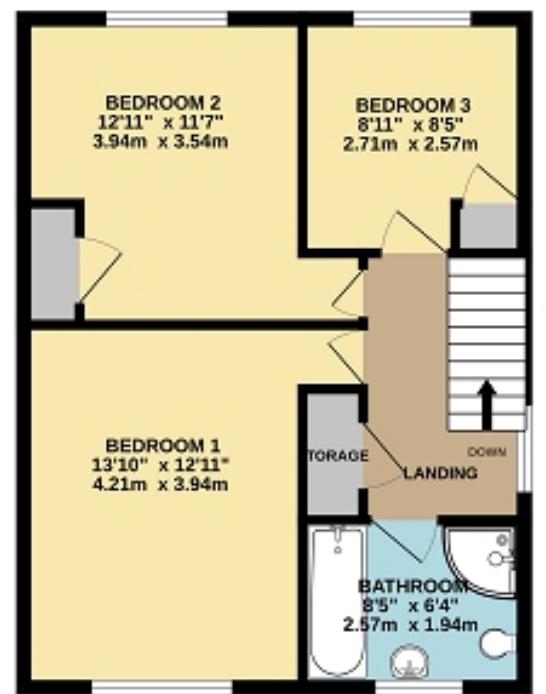


GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



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



BRAMBLES

ASKING PRICE  
**£315,000**

Freehold

**Pallot Close, Bursledon, SO31 8FR**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



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 rooms and any other areas are approximate and should be used as a guide only. No responsibility is accepted for any inaccuracies.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**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



**BRAMBLES ESTATE AGENTS**  
5 Brook Lane, Warsash  
Southampton, Hampshire  
SO31 9FH

**MAYFAIR OFFICE**  
15 Thayer Street  
London  
W1U 3JT

**BRAMBLES ESTATE AGENTS**  
Portsmouth Road, Lowford  
Bursledon, Hampshire  
SO31 8EQ

Email: [enquiries@brambles-estateagents.com](mailto:enquiries@brambles-estateagents.com)

[brambles-estateagents.com](http://brambles-estateagents.com)

Bursledon | Warsash | Mayfair



This ideal family home is nestled in a quiet cul-de-sac, conveniently situated close to the local amenities of Lowford Village and Tesco supermarket. 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 its 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.

