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**DEVONSHIRE GARDENS  
BURSLEDON  
SOUTHAMPTON  
SO31 8HE**



**A BEAUTIFUL, ONE BEDROOM CLUSTER HOUSE SITUATED A POPULAR CUL-DE-SAC IN BURSLEDON GREEN. WITH DRIVEWAY PARKING, A GARDEN AND IN CLOSE PROXIMITY TO LOCAL AMENITIES, VIEWING IS HIGHLY RECOMMENDED.**

**Guide Price £190,000 Freehold**

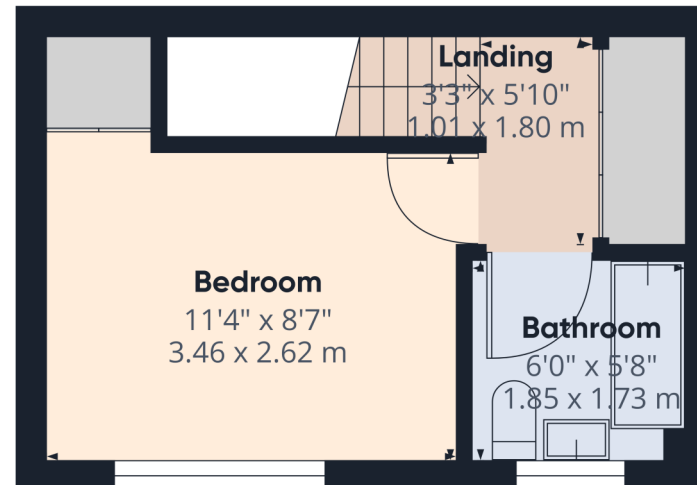
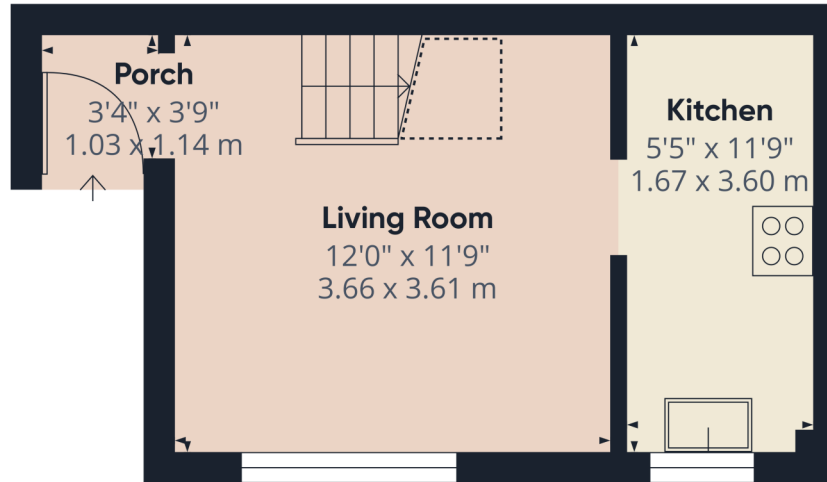
This one bedroom end of terraced house is situated in the ever popular residential development of Bursledon Green. The property is located towards the end of Devonshire Gardens and is in close proximity to a range of local amenities including Tesco Bursledon Superstore and the village of Lowford, which offers a range local shops, a café and a library. The area is well serviced by buses with routes including Southampton, Portsmouth and Fareham.

Bursledon Green offers convenient access by road to the M27 via J8.

The property is arranged over two floors with a porch, living room and kitchen to the ground floor. The first floor consists of a bedroom and bathroom. Externally, there is an enclosed garden (not adjoined to the property) and driveway parking.

### Key Features

- ◆ Lounge
- ◆ Kitchen
- ◆ Bedroom
- ◆ Bathroom
- ◆ Enclosed Garden (not adjoined)
- ◆ Driveway Parking
- ◆ Cul-de-Sac Location
- ◆ Close Proximity To Local Amenities



Approximate total area<sup>(1)</sup>

401.24 ft<sup>2</sup>

37.28 m<sup>2</sup>

Reduced headroom

13.13 ft<sup>2</sup>

1.22 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Entry is via a hardwood front door where you will find a small porch area with a coir insert mat and a cupboard housing the electrical consumer unit.

An archway leads into the well-proportioned and carpeted living room with a open balustrade staircase rising to the first-floor landing and a double glazed UPVC window to the front elevation. There are ample power points, an electric heater and a TV point.

The kitchen is accessed via a further open archway. Comprising of a range of beech effect wall and floor mounted units with a roll top worksurface over. The stainless-steel sink and drainer has a front aspect window overlooking the property frontage. With a built under oven and hob, space and plumbing for a washing machine and laminate flooring, this space is both functional and stylish.

Ascending to the first floor, the landing has doors to the bedroom and bathroom, loft access and a mirror fronted cupboard housing an insulated hot water tank.

The bedroom has a front elevation double glazed UPVC window, a fitted wardrobe with mirror fronted sliding doors, carpeted flooring, an electric heater and ample power points.

The bathroom consists of a panel enclosed bath with a mixer tap and shower attachment over, pedestal wash hand basin and a low-level WC. There is tiling to principal areas and a tiled floor, a heated towel radiator and a corner mirror fronted cabinet.

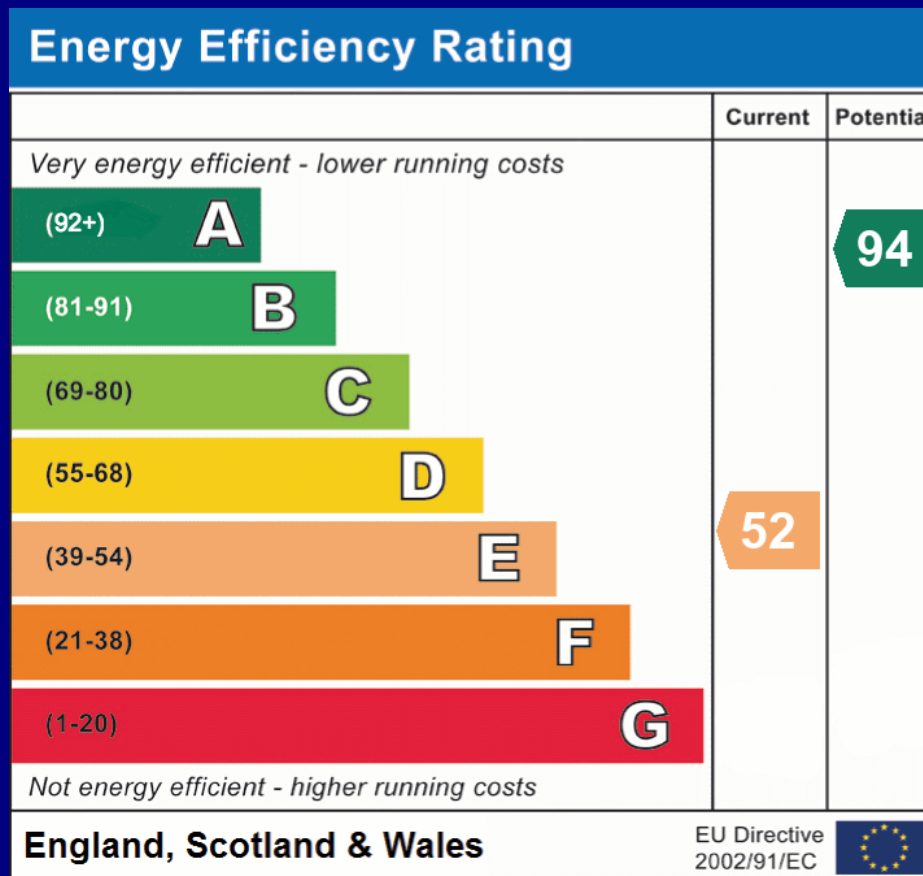
This property benefits from a generously sized garden (not adjoined to the dwelling) which is mainly laid to lawn and bound by timber fencing. The patio area is ideal for entertaining or unwinding at the end of a long day. A handy garden shed offers the ideal storage solution for your gardening tools and outdoor equipment.

Driveway parking to the front of the house completes the external space.



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**COUNCIL TAX BAND: B - Eastleigh Borough Council**  
**UTILITIES: Mains electricity and drainage**  
**Viewings strictly by appointment with Manns and Manns only.**  
**To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.