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KINGS FIELD, BURSLEDON, SOUTHAMPTON SO31 8EN



A THREE BEDROOM PURPOSE BUILT GROUND FLOOR MAISONETTE SITUATED IN LOWFORD VILLAGE. THE PROPERTY DOES REQUIRE MODERNISATION THROUGHOUT, AN EARLY VIEWING IS A MUST TO SEE THE POTENTIAL THIS ACCOMMODATION HAS TO OFFER. THERE IS AN ADDED BONUS OF A GARDEN AND A GARAGE IN A SEPARATE BLOCK. NO FORWARD CHAIN

Guide Price £200,000 Leasehold

Ground Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)

Please note that this floorplan is to be used as a guide only and that the measurements taken are not guaranteed to be accurate. To satisfy yourself with the size of the rooms we suggest arranging a viewing at the property with a Manns and Manns representative. Please also note that the floor plans take internal walls into consideration. This means some floor areas although very similar in size may differ due to this Plan produced using PlanUp.



FRONT OF THE PROPERTY: A pathway leading to the double glazed UPVC door opening to;



HALLWAY Textured ceiling, Georgian style French doors opening to the living room and doors to the other principal rooms, a cupboard with an electric heater, and three slatted shelves, plus a further cupboard with double doors housing the electrical supply with rail and shelf.

LIVING ROOM: 5.64 INTO THE BAY X 3.58. Textured and coved ceiling, double glazed Georgian style UPVC window to the front elevation, two radiators with thermostat valves and ample power points. A tiled hearth, chimney breast and two wall lights .

KITCHEN 3.19M X 2.80M. Smooth plastered ceiling, double glazed UPVC window to the rear elevation. The kitchen comprises of wall and floor mounted units, double stainless steel sink and drainer. A larder cupboard housing the Worcester combination boiler, plumbing for fridge freezers and washing machine.



BEDROOM ONE: 3.94 MX 2.87M (to fitted wardrobes) Textured and coved ceiling, double glazed UPVC window to the rear elevation and door opening out to the garden. Fitted cupboard with hanging rail and shelf and two further double fitted cupboards. Radiator with a thermostat valve, ample power points and original parquet flooring.

BEDROOM THREE 3.94M X 3.17M Textured ceiling, double glazed UPVC Georgian style window to the side elevation, Cupboard which has a hanging rail and there is further cupboard space above.

BATHROOM Smooth plastered ceiling, double glazed obscured window to the rear elevation. Panel enclosed bath, wash hand basin and radiator. Tiled to the principal areas with a vinyl floor covering, radiator with a thermostat valve and an electric heater.

SEPARATE WC : Textured ceiling, double glazed UPVC window to the rear elevation, WC, and tiled floor.



BEDROOM TWO 3.17M X 3.94MTextured and coved ceiling and double glazed Georgian style window to the front elevation. Wardrobe with two sets of double doors, hanging rail and shelf. . Fitted bedroom furniture along one side of the walls comprising of drawers, vanity units. Ample power points, double radiator with a thermostat valve, a fitted cupboard with a hanging rail and shelf.

GARDEN Enclosed garden which is mainly laid to lawn.

There is a garage in the block with an up and over door.

Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNs AND MANNs.

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**Viewings strictly by appointment with Manns and
Manns only. To arrange a viewing please contact us on
02380 404055.**