



**13 REDCROFT LANE**

Bursledon, Southampton, Hampshire, SO31 8GS

**Carter Jonas**

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## 13 REDCROFT LANE, BURSLEDON, SOUTHAMPTON, HAMPSHIRE, SO31 8GS

- Detached family home
- 4 bedrooms
- Sitting room
- Dining room
- Study
- 2 bathrooms
- Garden
- Double garage and driveway

### DESCRIPTION

The property is situated on a corner plot within the popular Redcroft Lane development. Ground floor accommodation comprises a generous study with front aspect, sitting room with fireplace and double doors onto the dining room, with its French doors onto the rear patio. The kitchen / breakfast room has a range of base and eye level units, views over the rear garden and an adjacent utility room with back door. The first floor accommodation is made up of 4 bedrooms, one of which is en suite, and a family bathroom.

### OUTSIDE

Externally, the rear garden is mainly lawned with mature trees, side access and a double garage. There is a driveway with parking for two cars.

## FAMILY HOME IN POPULAR AND CONVENIENT LOCATION



## LOCATION

The property is located in a popular area of Bursledon and benefits from being conveniently close to local shops, schools and amenities including the M27 motorway links. The pretty village of Hamble is also not far away with its marina and waterfront, wide range of pubs and restaurants, as well as a variety of lovely walks. Local schools include Bursledon Infant school and Bursledon County Junior school. The Hamble School, and independent schools include Charlton House and Boundary Oak.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains gas central heating, mains electric, mains water and mains drainage.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Eastleigh Borough Council. Council Tax Band: F.

**Viewing:** Strictly by appointment through the agent, Carter Jonas, 01962 842742.

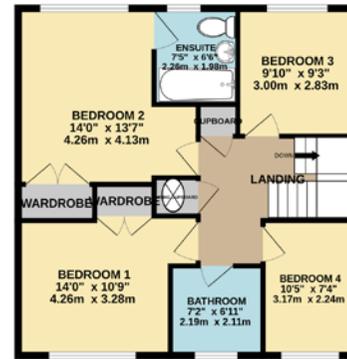
**Agent's Note:** The vendor is a registered charity and as such restrictive covenants will be imposed.



GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 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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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>	69	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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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