



28 The Brackens, Dibden Purlieu, Southampton, SO45 5RY.



ANTHONY JAMES
PROPERTIES

28 The Brackens
Dibden Purlieu
Southampton
SO45 5RY

Price: £219,950

DETAILS AWAITING APPROVAL

This mid terrace house benefits from an extensive refurbishment throughout. Internally there are two bedrooms, a spacious living room, a brand new open plan kitchen/dining room and a refitted stylish family bathroom. Outside of the property you will find allocated parking to the front and a sunny garden to rear. Further features include new carpets throughout, UPVC double glazing and gas central heating. In addition to this the property is being sold with NO ONWARD CHAIN making an internal viewing essential.



LOCATION

This property is positioned in a requested cul-de-sac within the established residential area of Dibden Purlieu which is just a short distance from The New Forest National Park. Nearby local amenities include Applemore College and recreation centre, Noadswood/Orchard Schools, Dibden Golf Course and Tesco superstore. Both Dibden Purlieu and Hythe villages are also within easy reach and each have a variety of further amenities including local shops, bars and

restaurants as well as bus links to other surrounding areas. There are beaches nearby at Calshot Activity Centre and Lepe Country Park which mean a wide variety of inside and outside interests can be enjoyed.

PORCH

Timber front door opens onto porch with a further inner door to living room.

LIVING ROOM

A bright and airy room that benefits from a Sandstone fireplace housing an electric fire. Stairs to first floor, a door to kitchen and a large window to front.

KITCHEN/DINING ROOM

An open plan room that has recently been refitted. Stylish units are fitted at base as well as eye level. Built in appliances include an oven with induction hob and a fitted extractor fan, a fridge freezer, a washing machine and a dishwasher. Two windows and a door to rear garden.

FIRST FLOOR LANDING

Providing access to all first floor accommodation and to loft space via a pull down ladder. Built in storage cupboard.

BEDROOM ONE

Double bedroom with a large window to rear.

BEDROOM TWO

A well proportioned second bedroom. Built in cupboard and a window to front.

BATHROOM

This extremely well presented suite has recently been fitted with a bath, a separate shower cubicle, WC, hand basin and a heated towel rail. Tiling throughout and a fitted extractor fan.

OUTSIDE OF THE PROPERTY

TO THE FRONT

Allocated parking to the front with a block paved pathway leading to the front door. A raised flower bed is also to the front which belongs to the property.



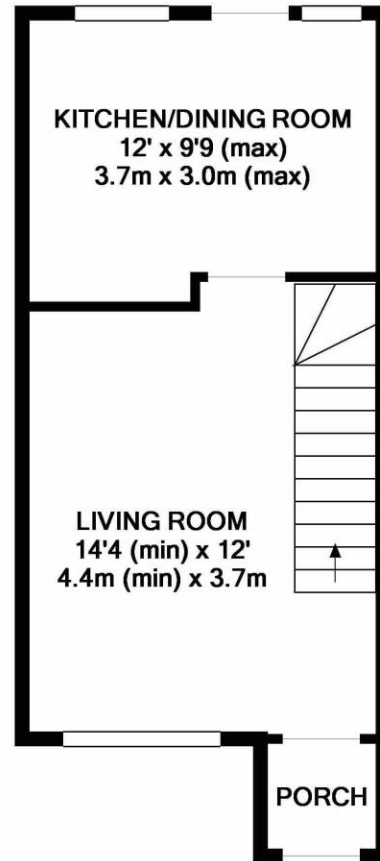
TO THE REAR

Benefitting from a sunny aspect this garden features decking and patio extending from the rear of the property. The rest is mainly laid to lawn with a timber shed and a gate allowing rear access.

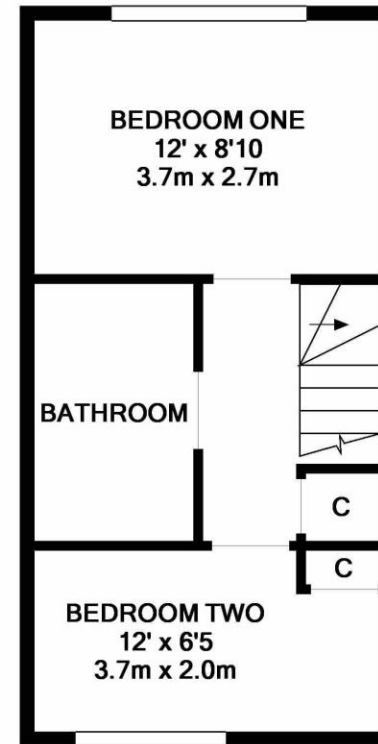
COUNCIL TAX

This property is currently in tax band 'B'.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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