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## POUND ROAD, OLD NETLEY, BURSLEDON, SO31 8FE

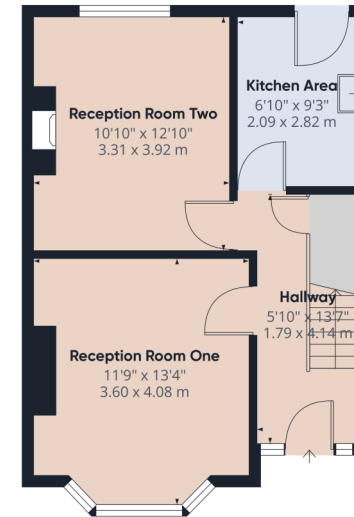


**THREE BEDROOM DETACHED PROPERTY, IN NEED OF MODERNISATION AND OFFERING THE DISCERNING PURCHASER A WEALTH OF POTENTIAL TO TRANSFORM THIS INTO A WONDERFUL HOME.  
NO FORWARD CHAIN. CASH BUYERS ONLY.**

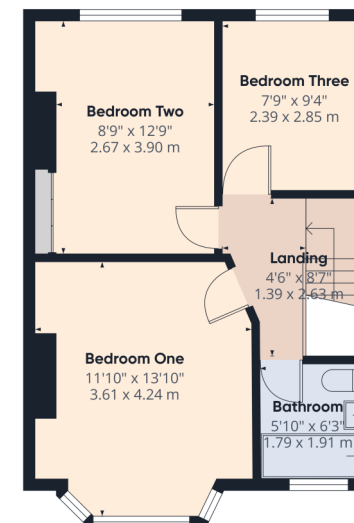
**Guide Price £250,000 Leasehold**

This three bedroom detached house occupies a generous plot in the popular residential location of Old Netley, Bursledon. Originally constructed in circa 1938 of brick elevations to the exterior under a pitched slate tiled roof, this spacious home has been lovingly owned within the family ever since. In need of modernisation, it now offers the discerning purchaser the opportunity to acquire a home upon which they can assert their own stamp, with versatile living accommodation in a prime location. Briefly, the accommodation comprises two reception rooms, a kitchen area, three double bedrooms and a bathroom. Outside are gardens front and rear.

Located in the popular area of Old, Netley, Bursledon, the dwelling boasts excellent public transport links and is in close proximity to a host of local amenities. Families will appreciate the proximity to well-regarded schools, making it a convenient choice for those with school-going children. The nearby green spaces, reservoir and King George's Recreation Ground, along with a variety of woodland walks are perfect for those who enjoy exploring the great outdoors.



**Approximate total area<sup>(1)</sup>**  
 854 ft<sup>2</sup>  
 79.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Ground Floor Accommodation

The hallway offers doors to all rooms and stairs ascending to the first floor. Reception room one benefits from a bay window to the front aspect and a feature fire place. Reception room two presents a rear aspect window with views over the garden, and a fireplace. The kitchen area has a window to the side elevation and a door into the rear garden. This room houses the gas-fired Worcester boiler.

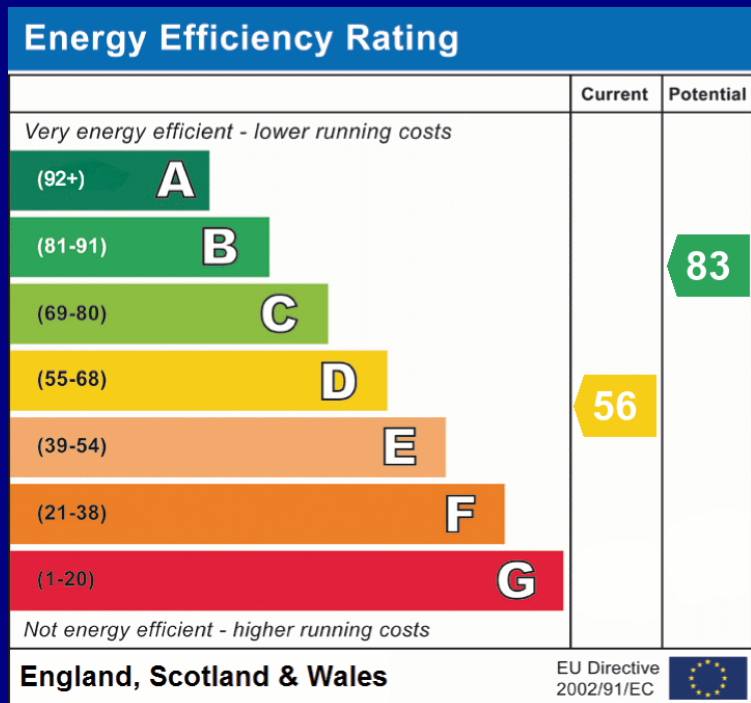
### First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms. Bedroom one, a well-proportioned double, to the front elevation, benefits from a bay window looking over the property frontage. Bedrooms two and three, two further double rooms offer windows to the rear aspect with views over the garden. The bathroom comprises a panel enclosed bath, wash hand basin and WC.

### Outside

A dropped kerb to the roadside leads to an opening and the front garden. The front garden is largely laid to lawn. The generously sized rear garden is predominately laid to lawn and enclosed by timber fencing. There are a number of established trees and shrubs.





**COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2026/27 £2309.52.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 1000 years from 29th September 1870.**

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

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI enhanced images to add blue skies or show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.