



3 Bartley Avenue  
Rushington, Totton

paul jeffreys

# 3 Bartley Avenue

Rushington, Totton | SO40 9AT

Southampton – 4 miles, Lymington – 14 miles,  
M27 – 3 miles

(Distances are approximate)

A superbly modernised extended  
3 bedroom detached bungalow  
on good sized plot in popular location  
ample parking with larger than  
average single garage.  
Vendor suited  
£475,000

UPVC double glazed windows and doors, gas  
central heating, smooth plastered ceiling. Solar  
roof panels (owned).

## ACCOMMODATION

Entrance porch, entrance hall, lounge,  
kitchen/breakfast room, 3 bedrooms,  
refitted shower room

**ENTRANCE PORCH** With replacement composite front door  
with small side window, part glazed UPVC door leading to:

**ENTRANCE HALL** With parquet flooring, hatch to loft space  
with drop down ladder, 'Vaillant' gas fired combination  
boiler in loft, recessed downlighters, double radiator.

**LOUNGE** c.4.54m x 4.25m (14'10" x 13'11"). Parquet  
flooring, double radiator, wood burner with tiled hearth and  
natural wood mantel over, glazed double doors with two  
glazed side panels leading to rear garden.

**KITCHEN/BREAKFAST ROOM** c.4.99m x 4.20m (16'4" x  
13'9"). Refitted with range of light oak units comprising  
inset single drainer stainless steel sink unit with cupboard  
below and integrated 'Beko' dishwasher and integrated  
'Hoover' washing machine, wine cooler and wine rack,  
range of base units with cupboards and drawers with  
worktops above and tiled splashbacks, range of wall  
cupboards including two glass fronted display cupboards.  
Island unit/breakfast bar with cupboards and drawers below  
and 'Grundig' electric ceramic hob with stainless steel  
extractor hood over, eye level electric oven and built in

microwave oven with cupboards above and below.  
Integrated tall fridge and freezer, radiator, side and rear  
aspect windows, half glazed door to rear garden and further  
glazed double doors leading to rear garden.

**BEDROOM 1** c.4.06m x 3.33m (13'4" x 10'11" excl. door  
recess). Front aspect walk in bay window, double radiator.

**BEDROOM 2** c.3.33m x 3.02m (10'11" x 9'11" excl. door  
recess). Front aspect walk in bay window, radiator.

**BEDROOM 3** c.3.02m x 2.56m (9'11" x 8'4"). Side aspect  
window, radiator.

**SHOWER ROOM** Having been refitted with walk in fully  
tiled shower cubicle with plumbed in shower, with spray  
hose and rain shower head, WC with concealed cistern,  
wash hand basin in vanity unit, part tiled walls, tiled floor,  
recessed downlighters and extractor fan, shaver socket,  
heated towel rail, two side aspect windows.

## OUTSIDE:

**FRONT GARDEN:** There is a large triangular lawned area  
with flower and shrub beds and further area to the  
immediate front of the property, which is laid with shingle  
with mature flower & shrub beds, block paved drive with  
parking for approx. 3 cars, leading to **GARAGE** c.5.65m x  
3.79m (18'6" x 12'5"). A larger than average single garage  
with electric roller door, power and light, side door leading



to:

**REAR GARDEN:** There is a good sized side area immediately to the side of the garage with patio area, log store, flower and shrub beds, outside tap and lean-to greenhouse. This leads around to the rear area of the garden, which is triangular in shape with large paved patio and artificial grassed area, flower and shrub beds, brick built barbecue, timber shed, gate to the opposite side of the property giving narrow access to the front. The rear garden has a near southerly aspect.

**COUNCIL TAX BAND 'D'** – payable 2024/25 - £2,242.55.

**EPC RATING 'bc'**.

**GROSS SQUARE MEASUREMENTS** 92.1 sq. metres (991.5 sq. feet) approx.

**TENURE FREEHOLD.**

**AGENT'S NOTE** The solar panels on the roof are owned and not leased. We understand from the vendors that for the last year they received approx. £600 back from their electricity supplier. However, we cannot confirm whether this arrangement would continue with a new owner.

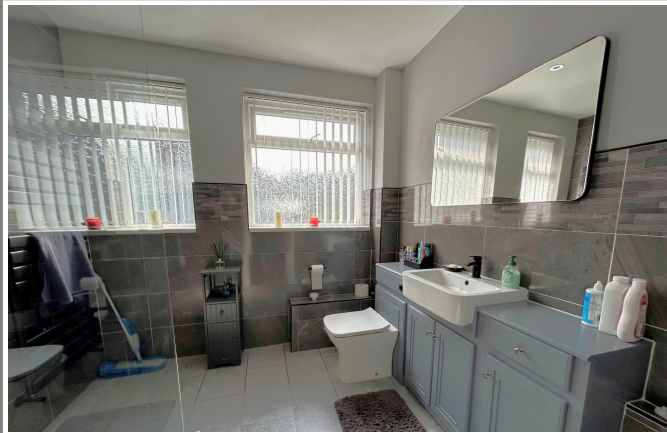
**NOTE:** Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

**NOTE:** FLOOR PLAN IS FOR GUIDANCE ONLY.

**VIEWING STRICTLY BY APPOINTMENT**

<b>OPEN</b>	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/03.25



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Ground Floor**

Approx. 92.1 sq. metres (991.5 sq. feet)



Total area: approx. 92.1 sq. metres (991.5 sq. feet)



**DIRECTIONS:** Proceed along Spicers Hill towards the Rushington roundabout, turning left into Spicers Way and proceed over the crossroads and ultimately into Bartley Avenue, where the property will be found on the left hand side, indicated by our For Sale board.

**paul jeffreys**

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