



GARAGE
BLINDS

RICHMONDS

A large 3 bedroom family home in an envious position overlooking the local playground and parkland. Internally there is a spacious kitchen/dining room, sitting room, ground floor Wc, master bedroom with ensuite and a family bathroom. Outside there is an enclosed rear garden and a garage with parking. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance hallway:	Spacious hallway with stairs to the first floor
Cloakroom:	Wc, wash hand basin
Sitting room:	20'3" x 9'4" (6.18m x 2.85m) Bay window to the front, French doors to the rear, feature fireplace
Kitchen/dining room:	Kitchen area: 16'5" x 9'4" (4.98m x 2.85m) An ample range of wall & base level units with integrated dishwasher, space for fridge freezer, oven & hob with extractor over, plumbing for washing machine, window & door to the rear garden Dining area: 12'5" x 9'8" (3.79m x 2.95m) Bay window to the front, radiator

First Floor Landing

Bedroom 1:	16'10" x 12'5" (5.14m x 3.79m) Window, radiator, mirror fronted wardrobes
Ensuite:	Shower cubicle, Wc, wash hand basin with built in storage under, window, radiator, tiling to principle areas
Bedroom 2:	13'2" x 9'3" (4.01m x 2.82m) Window, radiator, airing cupboard
Bedroom 3:	8'1" x 7'9" (2.46m x 2.36m) Window, radiator
Bathroom:	Panel enclosed bath with mixer tap & shower attachment, splash screen door, Wc, wash hand basin with vanity unit & cupboards under, window, radiator, tiling to principle areas

Outside

Front:	Enclosed by metal fencing & hedge row
Rear:	Side gate to the garage/parking area, patio and lawned areas. Enclosed by panel fencing.
Garage:	Located in a block of garages underneath the Coach House

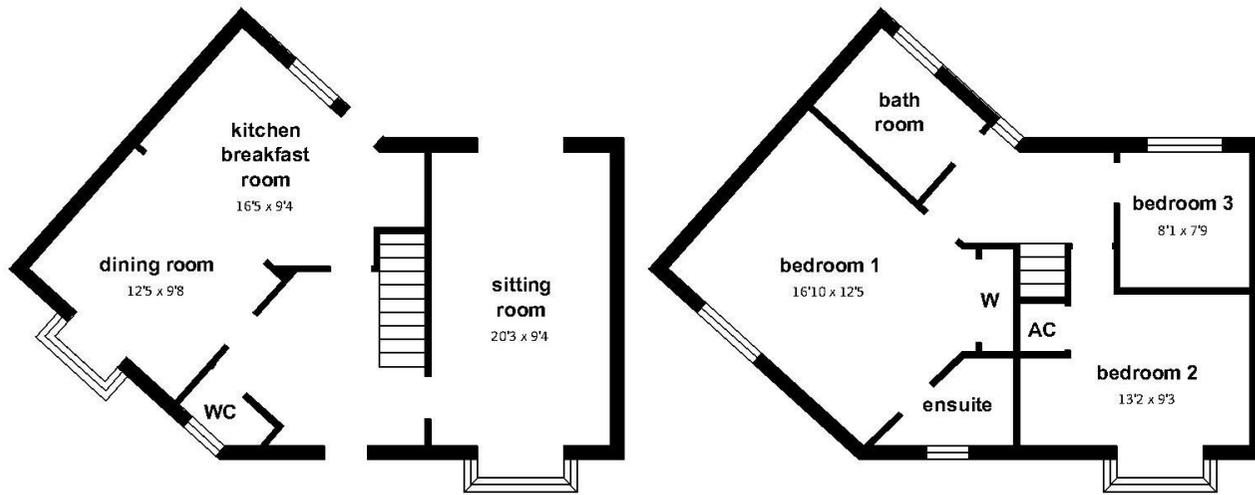
Other Information

Tenure:	Freehold
Approximate age:	2004
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated, partially boarded
Energy Rating:	C
Sellers position:	Searching for a property

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 968 sq ft 90 m²



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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