



RICHMONDS



# Damen Close, Hedge End, Southampton, SO30 0DE

OIEO £400,000

A four-bedroom, detached property with garage and large wrap around garden in the popular location of Damen Close, Hedge End.

This property is offered for sale with no onward chain and offers excellent potential to modernise and extend subject to the usual planning consents.

On the ground floor there is a spacious lounge, kitchen, dining room/4<sup>th</sup> bedroom and a 4-piece bathroom suite.

To the first floor there are three double bedrooms and a w/c which could easily be converted into a shower room.

Externally, there are wrap around gardens, off-road parking and a garage. Other benefits include gas central heating and double glazing.

## Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Energy Rating: D

Sellers Position: No onward chain

## Local Information:

Council Tax: E

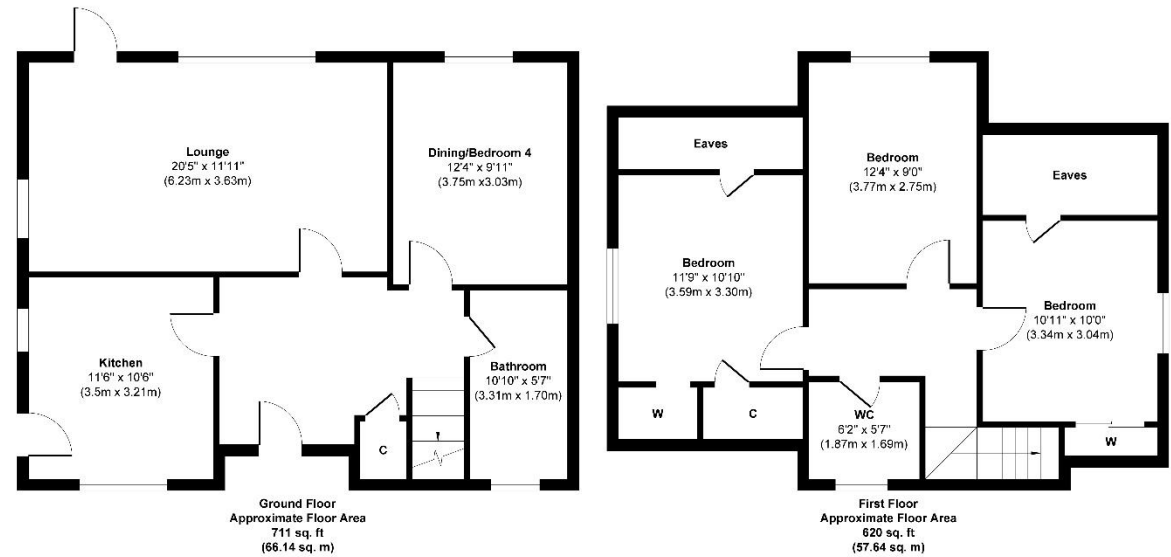
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 1331 sq. ft / 123.78 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**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**

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