



RICHMONDS

## Two Double Bedroom House with Garage and No Forward Chain

A well-presented two double bedroom house situated in a popular residential area, offered with no forward chain. The property features a spacious lounge with space for a dining table, leading through to a modern kitchen and a private rear garden, perfect for family living or entertaining.

Upstairs, there are two double bedrooms and a contemporary bathroom. Additional benefits include double glazing and gas central heating, providing comfort and energy efficiency. The property is ideally positioned close to local amenities, schools, and transport links.

Externally, there is a garage at the rear of the property and on road parking at the front.

Early viewing is highly recommended to avoid disappointment.

### Other Information

Tenure: Freehold

Approximate Age: 1970's

Heating: Gas central heating (checked by a technician every 12 months)

Windows: Double glazing

Loft: Partially boarded with ladder and light

Energy Rating: C

Sellers Position: No onward chain

### Local Information:

Council Tax: B

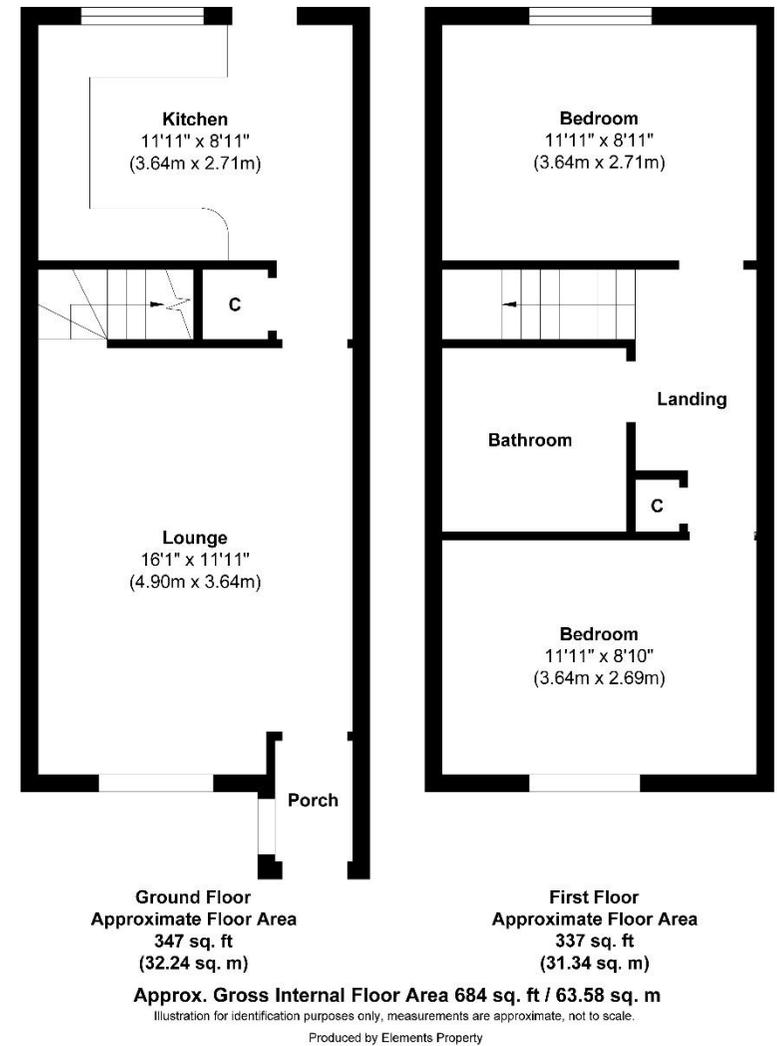
Local Authority: Eastleigh Borough Council





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>91</b> |
| (69-80) <b>C</b>                            | <b>73</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

WWW.EPC4U.COM



**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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

