



RICHMONDS

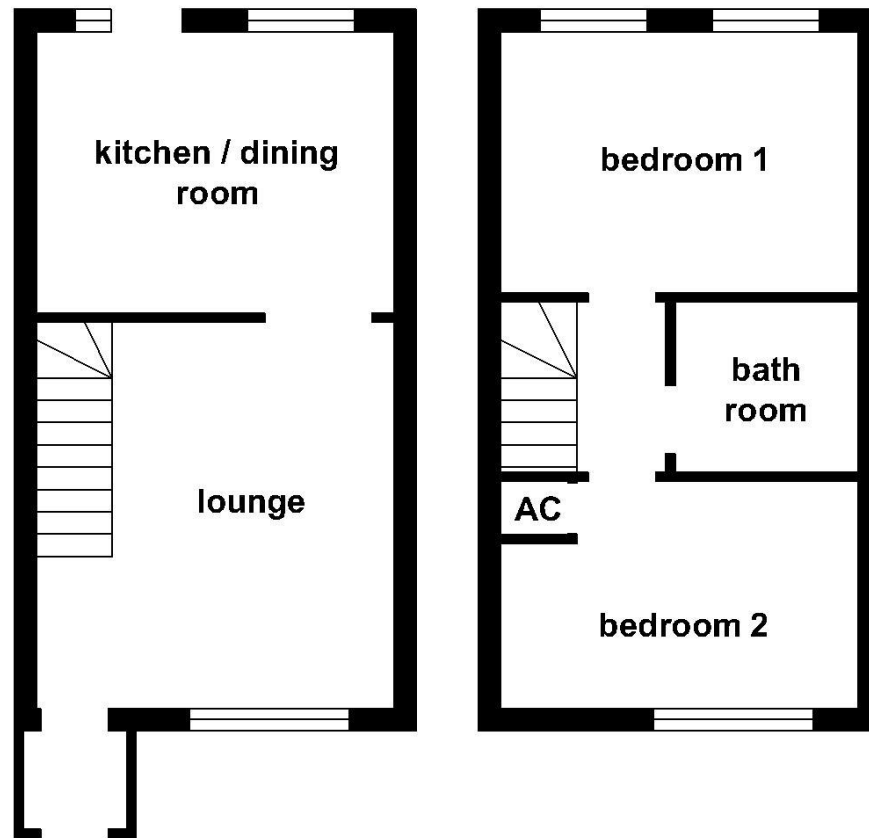
50 Ambleside, Botley, Southampton, SO30 2NT

£265,000

An immaculate two bedroom home located in the Hedge End, Botley borders. There is a modern kitchen with integrated appliances and Island unit and modern bathroom suite. There is a good sized sitting room, enclosed rear garden and allocated parking. An internal inspection is strongly recommended.

Accommodation	Front access to entrance lobby	Rear:	Panelled fencing, rear pedestrian gate, decking area and lawned area
Entrance lobby:	Coat and shoe storage area, door through to Sitting room	Parking:	Parking to side of the property and allocated parking space in adjacent car park
Sitting room:	14'2" x 13'1" (4.32m x 3.99m) Stairs to first floor, doorway through to kitchen/breakfast room		
Kitchen/breakfast room	13'1" x 10'x 9" (3.99m x 3.28m) One & half bowl laminated sink with stainless steel mixer tap over, vast array of eye and base level units. Integrated oven and electric hob, fridge freezer, island unit housing additional base level storage and wine cooler with space for seating. Plumbing and recess for automatic washing machine, door to rear garden	Other Information	
First Floor Landing	Access to loft space	Tenure:	Freehold
Bedroom 1:	13'1" x 9'7" (3.99m x 2.92m) Range of built in bedroom furniture	Approximate age:	1980's
Bedroom 2:	13'1" x 8'4" (3.99m x 2.54m) Access to airing cupboard housing combination Vaillant boiler	Heating:	Gas Central Heating
Bathroom:	Modern suite comprising: Panel bath with dual shower controls over, glass shower screen, concealed unit, low level wc, wash hand basin with cupboard under	Windows:	UPVC double glazing
		Loft:	Insulated
		Sellers Position:	No forward chain
		Local Information	
		Council Tax:	Eastleigh Borough Council
		Local Authority:	Council tax B

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



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 667 sq ft 62 m2



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. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

