



RICHMONDS

28 Cranbourne Park, Hedge End, Southampton, SO30 0NY

Offers Over £250,000

An immaculately presented two bedroom, mid terrace property situated close to local schools and amenities. There is a modern bathroom, kitchen, sitting room and the property has been tastefully decorated throughout. Outside there is off road parking and a garage to the rear.

Accommodation

Front door leading to:
Sitting room: 14'0" x 12'6" (4.27m x 3.81m) Stairs to first floor, window to the front, radiator, door to kitchen/dining room
Kitchen/Dining Room: 13'11" x 10'10" (4.24m x 3.30m) Windows & door to the rear garden. A range of wall & base level units with work surfaces over, stainless steel sink with drainer, space for Range cooker, extractor hood over, plumbing for washing machine, slim line dishwasher, space for fridge freezer, radiator, storage cupboard

First Floor Landing

Loft access
Bedroom 1: 14'0" x 11'4" (4.27m x 3.45m) Two windows to the front, radiator
Bedroom 2: 12'5" max x 7'6" (3.79m max x 2.29m) Window to the rear, radiator
Bathroom: Obscure window to the rear. A modern white suite with a panel enclosed bath which has a mixer tap & shower over, low level Wc, wash hand basin, heated towel rail, feature tiled flooring, tiled walls

Outside

Front: Shingled area and path to the front
Rear: Shingled area, lawn, garden shed & rear pedestrian gate to the garage
Garage: Up & over door, adjacent parking space

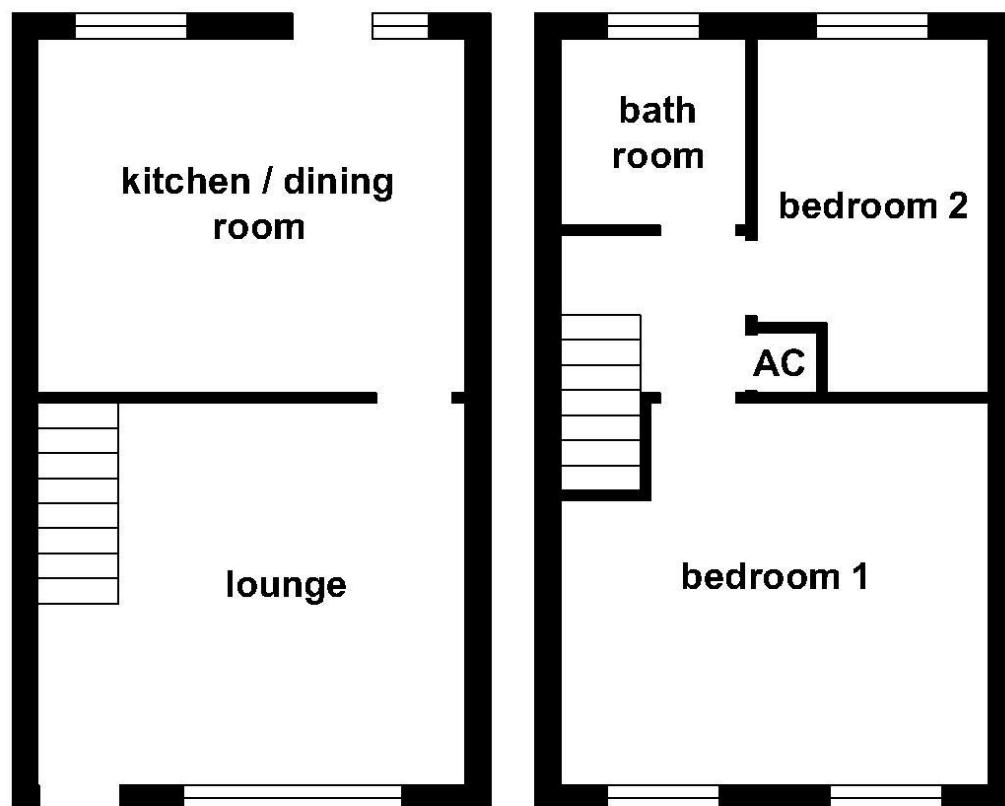
Other Information

Tenure: Freehold
Approximate age: 1970's
Heating: Gas central heating
Windows: Double glazing
Loft: Not inspected
Sellers Position: Found a property to purchase

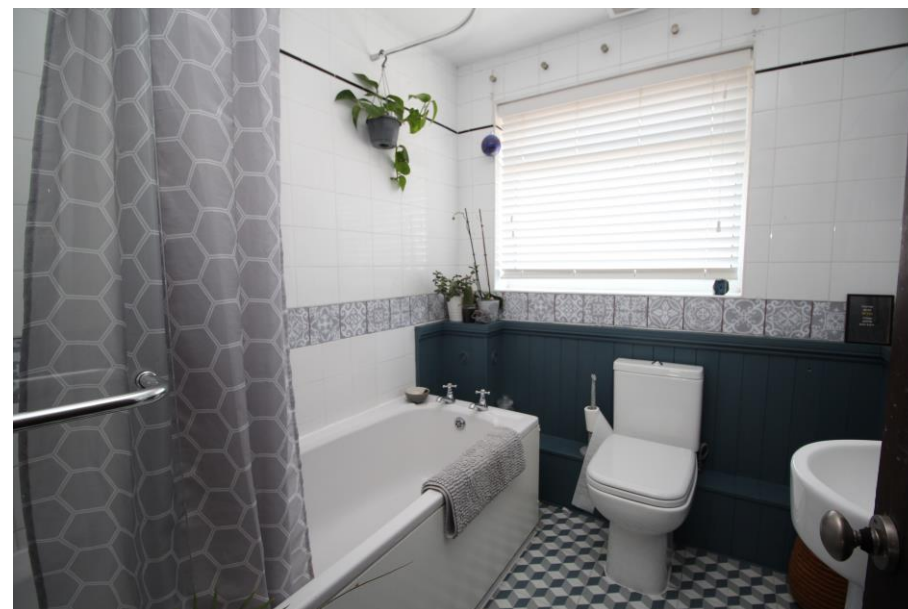
Local Information

Council Tax: Band B
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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 689 sq ft 64 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.

