



Richmonds
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10 Hellyar Rise, Hedge End, Southampton, SO30 4DP

Offers Over £450,000

A four bedroom detached house with a southerly aspect garden, three upstairs bathrooms two being en-suite, kitchen breakfast room, lounge, cloakroom, hallway, parking, immaculate order and close to Hedge End Village.

Accommodation

Entrance hallway:	With stairway to the first floor, and large understair cupboard
Cloakroom:	Wc, wash basin
Kitchen/breakfast room:	18'0" x 8'5" (5.49m x 2.57m) fully fitted kitchen and space for table
Lounge:	15'8" x 11'9" (4.78m x 3.58m) a lovely square room with views to the garden

Outside

Front:	To the front there is off-road parking for four vehicles, and the garage has a utility room
Rear:	Access to the rear garden is at the side of the property and can be seen in photos overleaf

First Floor Landing

Bedroom 1:	13'0" x 10'0" (3.96m x 3.05m) a double room with wardrobes and access to the en-suite shower room
Bedroom 2:	14'5" x 9'0" (4.40m x 2.75m) a double room and access to the en-suite shower room
Bedroom 3:	12'0" x 9'0" (3.66m x 2.75m) a double room with views to the front
Bedroom 4:	10'0" x 6'0" (3.05m x 1.83m) views to the rear, used as a study
Family bathroom:	Bath, wc, wash basin

Other Information

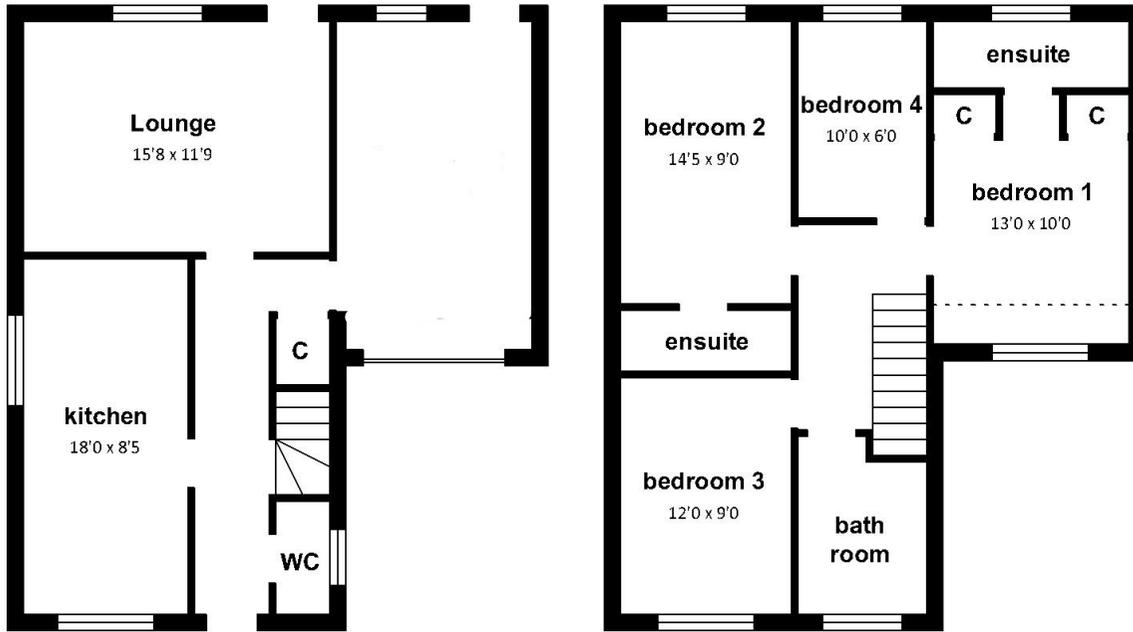
Tenure:	Freehold
Approximate age:	Built in 2017
Heating:	Gas Central Heating
Windows:	UPVC Double Glazed
Sellers position:	The owners are searching for a bungalow in the local area

Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on

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SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
89	90	90	92

Energy Efficiency Rating: A (89-100), B (81-89), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental (CO₂) Impact Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC

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.

