



RICHMONDS

Romill Close, West End, Southampton, SO18 3NE

Offers Over £300,000

A charming two-bedroom semi-detached cottage situated on a good-sized plot at the end of a cul-de-sac. A particular feature to this property is the spacious car/workshop facility with additional storage. Internally there is a modern kitchen, sitting room with log burner, separate dining room, two double bedrooms and a four-piece family bathroom. Outside there is off road parking for numerous vehicles. The current owners have had plans drawn (not submitted) to extend the property to a four-bedroom semi-detached property (subject to the usual consents). Offered for sale with no forward chain.

Accommodation

Entrance hallway:	Access to:
Sitting room:	12'9" x 12'8" (3.89m x 3.86m) Window, radiator, log burner
Dining room:	12'8" x 10'3" (3.86m x 3.13m) Stairs to first floor, window, radiator
Kitchen:	9'3" x 8'1" (2.82m x 2.46m) Fitted kitchen with electric oven & electric hob, space for low level fridge, plumbing for washing machine.
Bathroom:	8'2" x 7'7" (2.49m x 2.31m) Traditional style bathroom with Roll top bath with mixer taps, corner shower cubicle, Wc, wash hand basin with towel rail, windows, tiled walls & flooring

First Floor Landing

Bedroom 1:	12'9" x 12'7" (3.89m x 3.84m) Window, radiator
Bedroom 2:	10'4" x 9'9" (3.15m x 2.97m) Window, radiator. Wardrobe/cupboard housing combination boiler

Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council

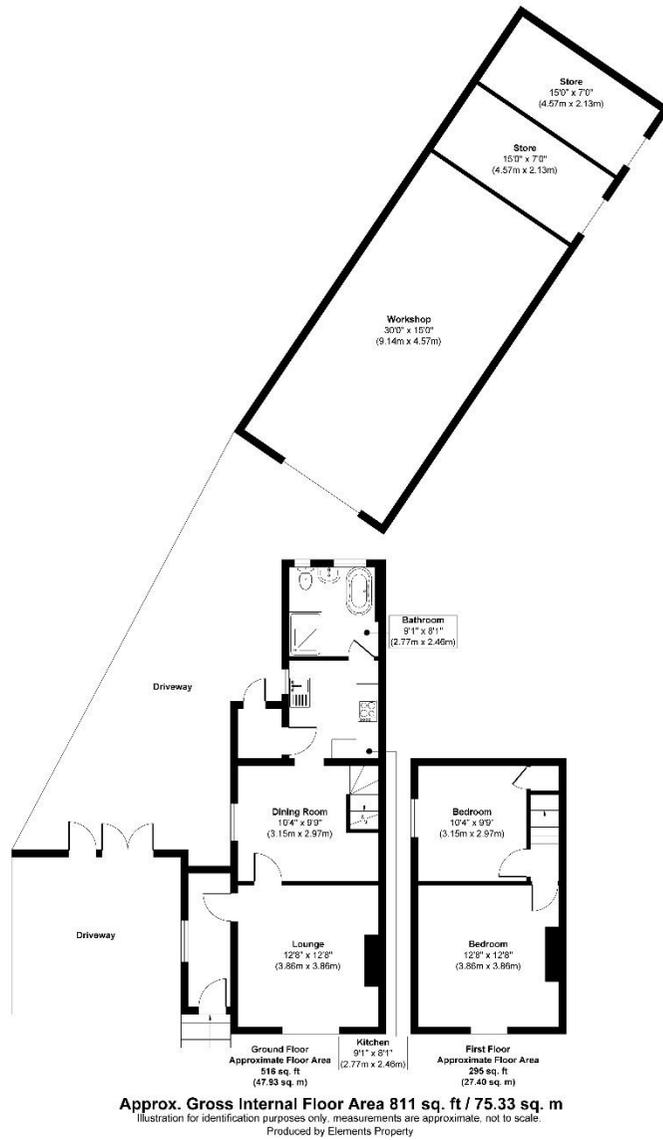
Outside

Front:	Off road parking for numerous vehicles. Access to car/workshop via metal gates
Rear:	The rear garden is a generous size and is mainly laid to lawn.
Car/workshop:	Power & lighting, Two storage facilities to the rear

Other Information

Tenure:	Freehold
Approximate age:	1800's
Agents Note:	Although there are plans drawn up and available for an extension, Planning permission has not been obtained/applied for.
Heating:	Gas central heating. There is no mains gas at the bottom of Romill Close and therefore to operate the heating propane bottles are required. The current owner informs us they purchase these currently for £70 each.
Loft:	Not inspected.
Energy Rating:	To be advised
Sellers position:	No forward chain

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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

