



RICHMONDS



# 14 Beech Road, Hedge End, Southampton, SO30 4FY

OIEO £280,000

Offered for sale with no onward chain is this 3 bedroom end of terrace home which is in need of some modernisation throughout. The property is double glazed and has gas central heating and there is a fantastic rear garden which provides scope to extend the property further subject to the usual consents. An internal inspection is strongly recommended.

## Accommodation

Entrance hallway:	Stairs to first floor
Sitting room:	16'7 x 11'8 (5.06m x 3.56m)
Kitchen/dining room:	L shaped room 15'7 x 14'9 (4.75m x 4.50m) 16'5 x 11'4 (5.01m x 3.45m)

## First Floor Landing

Bedroom 1:	16'4 x 8'5 (4.98m x 2.57m)
Bedroom 2:	8'4 x 8'3 (2.54m x 2.52m)
Bedroom 3:	10'2 x 6'3 (3.10m x 1.90m)
Bathroom:	6'2 x 4'9 (1.88m x 1.45m)

## Local Information

Council tax:	Band B
Local Authority:	Eastleigh Borough Council

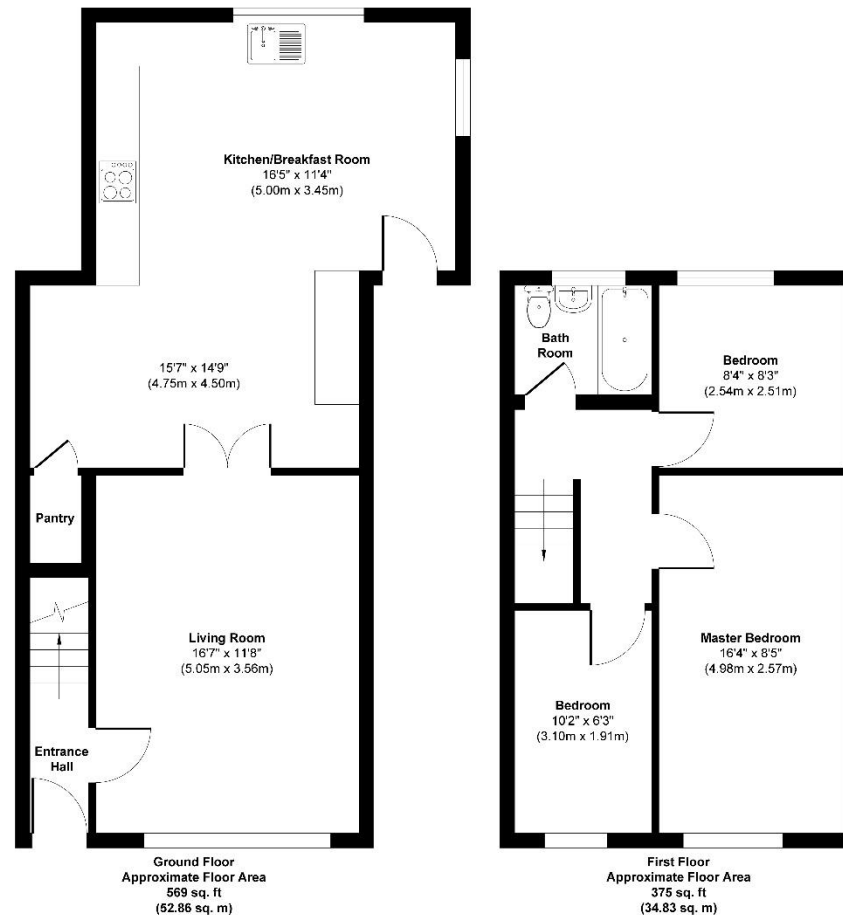
## Outside

Front:	Lawned area, potential to add off road parking
Rear:	Corner plot rear garden which is mainly laid to lawn with mature shrub borders

## Other Information

Tenure:	Freehold
Approximate age:	1960/70's
Heating:	Gas central heating
Windows:	Double glazing
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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**Approx. Gross Internal Floor Area 944 sq. ft / 87.69 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.

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