



RICHMONDS

## Granada Road, Hedge End, Southampton, SO30 4AN

Offers Over £325,000

A well located 3 bedroom extended Semi-detached house with an established rear garden, off road parking and driveway leading to garage. The Ground floor offers a spacious living area with lounge/diner, kitchen, study and downstairs cloak room. To the first floor there are three double bedrooms and a large 4-piece family bathroom. The outside boasts off street parking to the front with side access to an established and private rear garden with mature shrubs and a generous size lawned area.

The property sits within the highly desired location of Hedge End village with an enviable position within Granada Road. Granada Road is one of hedge end village's most requested addresses being just a short walk to the village with its shops, café's and other useful amenities.

Richmonds recommend an internal viewing to appreciate the size and the location this property benefits from.

### Other Information

Tenure: Freehold

Approximate Age: 1960's

Heating: Gas Central heating boiler replaced in March 2022 and is located in the garage

Windows: Double glazing

Loft: Insulated

Energy Rating: To be advised

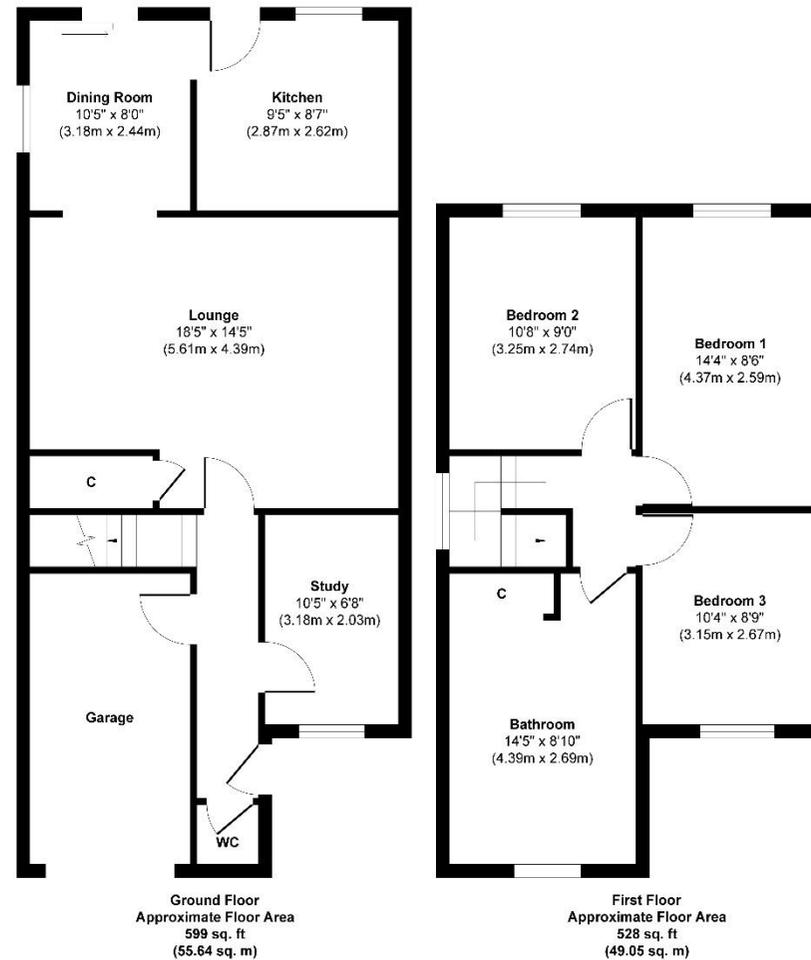
Sellers Position: Searching for another property

### Local Information:

Council Tax: Band D

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 1127 sq. ft / 104.69 sq. m**

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

**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**

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