



RICHMONDS

An extended and well-presented 4 bedroom semi-detached home within the heart of Hedge End village. The property has a lounge, spacious kitchen/dining/family room and a utility/cloakroom to the ground floor. There are four bedrooms, a shower room and a separate bathroom to the first floor. Outside there is off road parking and an enclosed rear garden. An internal inspection is strongly recommended to appreciate the size of accommodation on offer.

Accommodation

Entrance hallway: 3.3m (10'10) x 1.83m (6') Understairs cupboard, UPVC front door, window, radiator

Lounge: 3.91m (12'10) x 3.15m (10'4) Window, feature fireplace with wood burner, radiator

Kitchen/Dining/Family room: 21'2" x 10'10" (6.45m x 3.30m) UPVC double glazed doors to garden, window to rear garden, radiator. Door to utility/wc. A vast array of wall & base level units with breakfast bar, side by side ovens, hob & extractor over, sink with drainer, plumbing for dishwasher, space for large fridge freezer in the dining area
Wc, wash hand basin, sink with drainer, plumbing for washing machine, space for tumble dryer, wall & base level units, radiator

Utility/wc:

First Floor Landing

Bedroom 1: 4.09m (13'5) x 3.02m (9'11) Window, radiator

Bedroom 2: 3.28m (10'9) x 3.02m (9'11) Airing cupboard, window, radiator

Bedroom 3: 4.24m (13'11) x 1.98m (6'6) Window, radiator

Bedroom 4: 3.12m (10'3) x 1.96m (6'5) Window, radiator

Shower room: 2.31m (7'7) x 1.7m (5'7) White suite comprising corner shower cubicle, low level WC, wash hand basin with vanity unit with cupboards, heated towel rail, obscure window

Bathroom: White suite comprising: Bath with shower over, low level Wc, wash hand basin with storage under, extractor fan, window, heated towel rail

Outside

Front:

Mainly laid to tarmac providing off road parking. Shingled area which could also be used for parking. Access to garage/store

Rear:

The rear garden is mainly laid to lawn with a decking area with wooden pergola. Garden shed.

Garage/store:

The garage has been partially converted to create the utility. There is a storage area to the front with an up & over style door.

Other Information

Tenure:

Freehold

Approximate age:

1970's.

Heating:

Gas central heating, boiler located in the loft

Windows:

Double glazing

Loft:

Partially boarded with insulation

Sellers position:

Searching for a property

Local Information

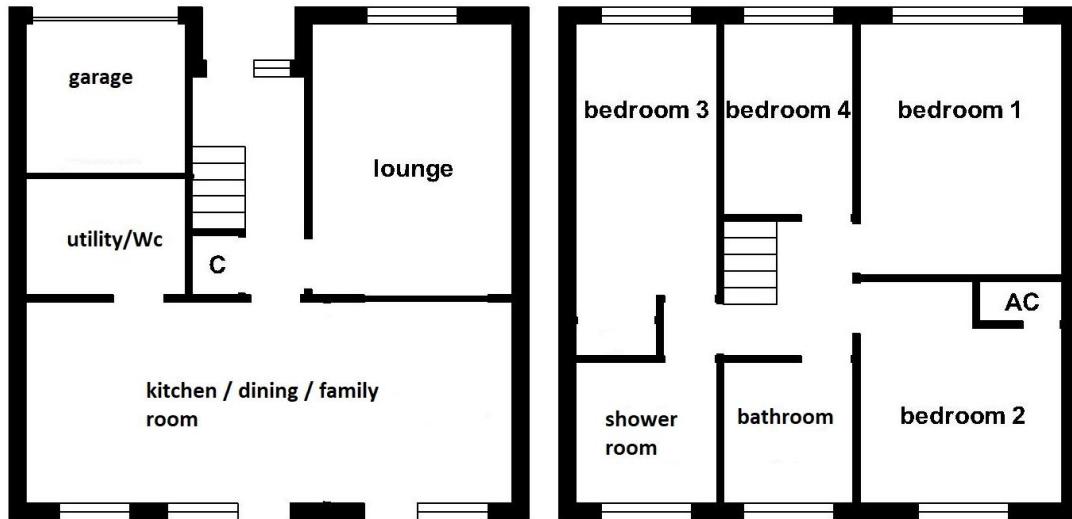
Council tax:

Band C

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



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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.

