



42 Valerian Road, Hedge End, Southampton, SO30 0GR

OIEO £395,000

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
Utility/wc:	Wc, wash hand basin, sink with drainer, plumbing for washing machine, space for tumble dryer, wall & base level units, radiator

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.

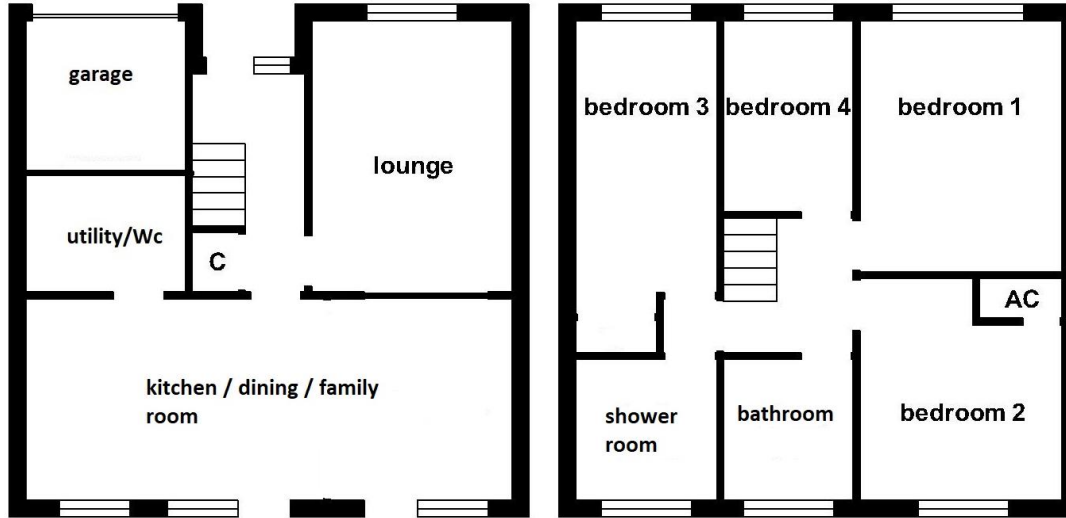
Other Information

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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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.

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