



RICHMONDS

24 Collett Close, Grange Park, Southampton, SO30 2RP

£225,000

Situated in a quiet cul-de-sac close to Hedge End railway station & local amenities is this one bedroom end of terrace home. This property would make a great first time purchase or investment property. Internally there is a lounge/diner, fitted kitchen, double bedroom with wardrobes and bathroom. Outside there are front and side gardens as well as allocated parking for two vehicles. An internal inspection is highly recommended.

Accommodation

Lounge/diner Window to the front, a bay window to the side and stairs leading to the first floor.

Kitchen: A range of wall and base units with space for a free-standing cooker, fridge/freezer and washing machine.

Outside

At the front there is a lawned garden and gated side access leading through to the enclosed side garden, which is mainly laid to lawn. At the end of the pathway to the front of the property there is allocated parking for two cars.

First Floor Landing

Bedroom 1: Windows to the front and side overlooking the garden, as well as mirrored built-in wardrobes along one wall

Bathroom: Window to the front. Contemporary suite comprising a P shaped bath with Mira Bluetooth mode shower over, wash hand basin and WC.

Other Information

Tenure: Freehold

Approximate age: 1990's

Heating: Gas central heating, Nest thermostat,

Windows: Double glazing

Loft: Insulated

Energy Rating: C

Sellers position: To be advised

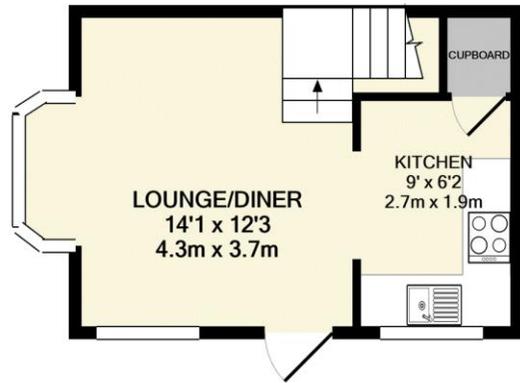
Nest Hello doorbell, Nest Protect Smoke and CO alarm and an Ultion smart doorlock.

Local Information

Council tax: Band B

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 219 SQ.FT.
(20.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 208 SQ.FT.
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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