



RICHMONDS



# 207 Walker Gardens, Grange Park, Southampton, SO30 2AJ

OIEO £325,000

Located in a popular cul-de-sac close to Berrywood primary school and the local shops is this 3 bedroom detached family home. There is a Sitting/dining room, kitchen, bathroom and outside there is ample off road parking and an enclosed rear garden. Offered for sale with no forward chain.

## Accommodation

Entrance porch:	Window, radiator
Sitting/dining room:	23'0" x 10'5" max Dual aspect windows, radiators, access to kitchen
Kitchen:	9'4" x 7'10" Window to the rear garden, door to the side. A range of wall & base level units, space for fridge freezer, wall mounted boiler, plumbing for washing machine & dishwasher, space for cooker

## First Floor Landing

Airing cupboard	
Bedroom 1:	11'9" x 9'7" Window, radiator, built in wardrobes
Bedroom 2:	11'2" x 9'7" Window, radiator
Bedroom 3:	8'9" x 8'5" Window, radiator
Bathroom:	Wash hand basin, bath with overhead shower, obscure window, Wc

## Outside

Front:	Off road parking, access to the garage
Rear:	Approximately south/easterly facing with patio areas and a lawn. Raised flower beds.
Garage:	Up & over style door

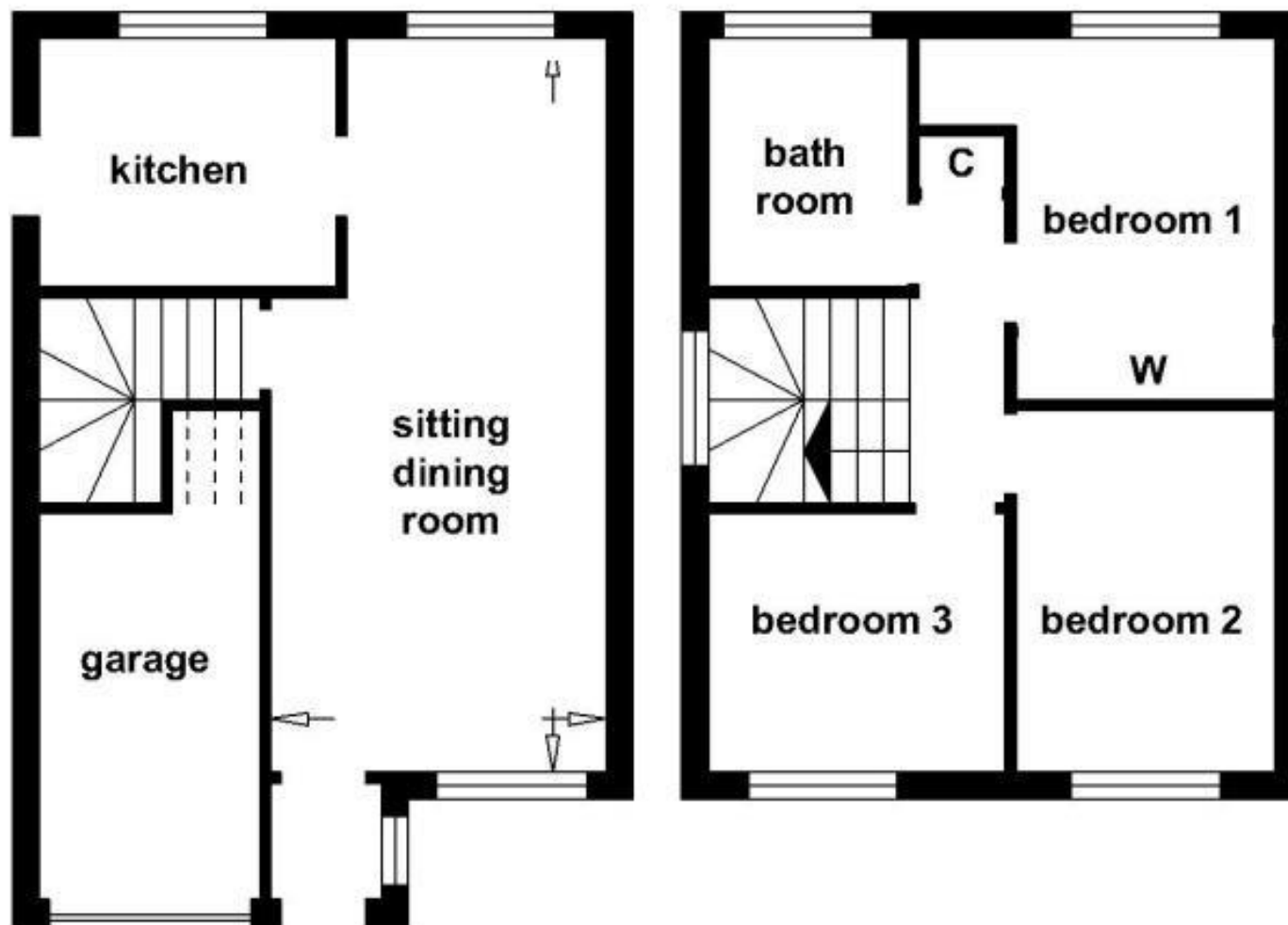
## Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Not inspected.
Sellers position:	No forward chain

## Local Information

Council tax:	Band D
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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**ARROWS SHOW EXTENT OF MEASUREMENTS  
SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**

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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