



RICHMONDS



# Angelica Gardens, Horton Heath, Southampton, SO50 7PA

Offers Over £450,000

A four double-bedroom house situated in a quiet cul-de-sac in Horton Heath.

On the ground floor is a spacious lounge with double doors leading to a conservatory, a separate dining room, a cloakroom and a large and newly fitted kitchen/breakfast room.

Upstairs, there are four bedrooms and a modern family bathroom.

Outside, there is off-road parking for several vehicles upon a block paved driveway and side access to the rear garden. A particular feature of this property is the rear garden with views across fields and an expansive patio with a feature decking area that is ideal for outside entertaining. There is also a lawned area with mature flower beds and access to a large shed.

This is a lovely family home in a pleasant location with good transport links so early interest is anticipated.

## Other Information

Tenure: Freehold

Approximate Age: 1989

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated, loose boarding

Energy Rating: D

Sellers Position: Searching for a property in the local area

## Local Information:

Council Tax: E

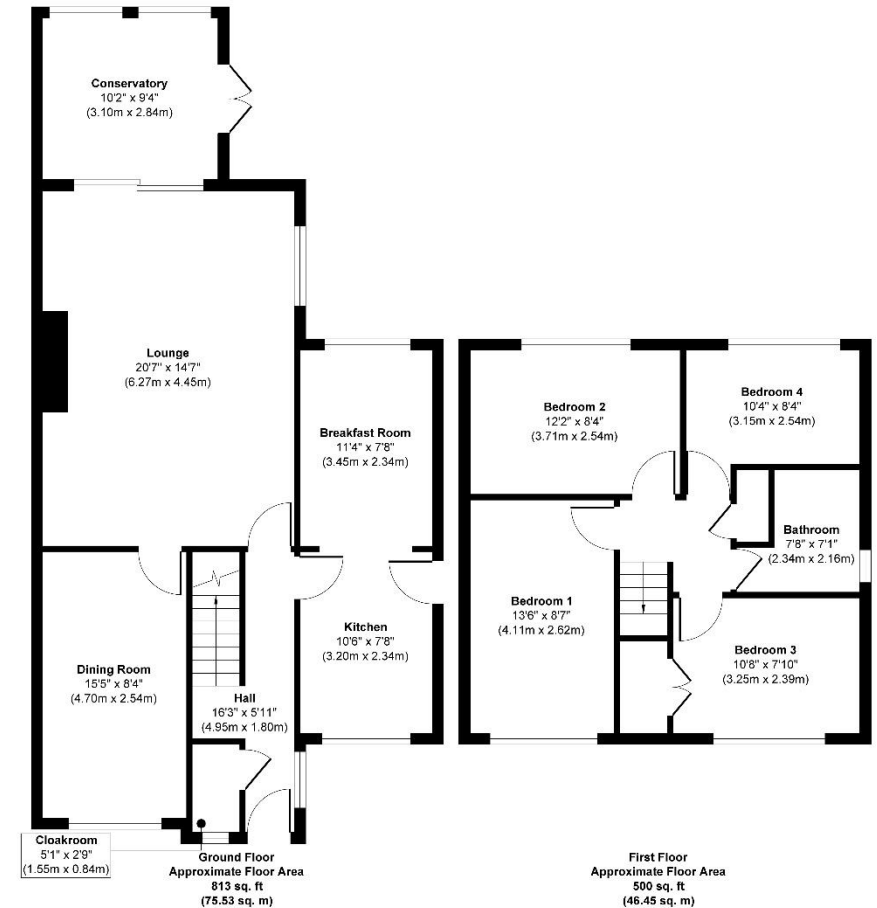
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**Approx. Gross Internal Floor Area 1313 sq. ft / 121.98 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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