



RICHMONDS

3 Crusader Road, Hedge End, Southampton SO30 0PD

Offers Over £300,000

An exceptionally well presented three-bedroom terrace home with recently refitted kitchen and a garage located in the neighbouring block. The accommodation briefly comprises: Sitting room, kitchen/dining room, family bathroom and three bedrooms. The property sits within walking distance of local schools, shops and Manor Farm County Park. Other benefits include gas central heating and double glazing.

Accommodation

Entrance Porch:	Room to hang coats
Sitting room:	14'6" x 14'1" (4.42m x 4.30m) Window, radiator, double doors to kitchen/dining room and stairs to first floor
Kitchen/Dining room:	14'8" x 10'4" (4.47m x 3.15m) Refitted kitchen with a range of wall and base units incorporating sink with drainer, fitted oven with hob and extractor over, additional integrated appliances. Window, radiator, double doors leading on to the garden.

First Floor Landing

Bedroom 1:	15'8" x 8'5" (4.78m x 2.57m) Window, radiator, fitted wardrobes
Bedroom 2:	9'1" x 8'3" (2.77m x 2.52m) Window, radiator
Bedroom 3:	10'7" x 6" (3.23m x 1.83m) Window, radiator, fitted wardrobe
Bathroom:	White 3-piece suite comprising: Low level wc, wash hand basin with storage beneath, bath with shower over, tiled walls, window, radiator

Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council

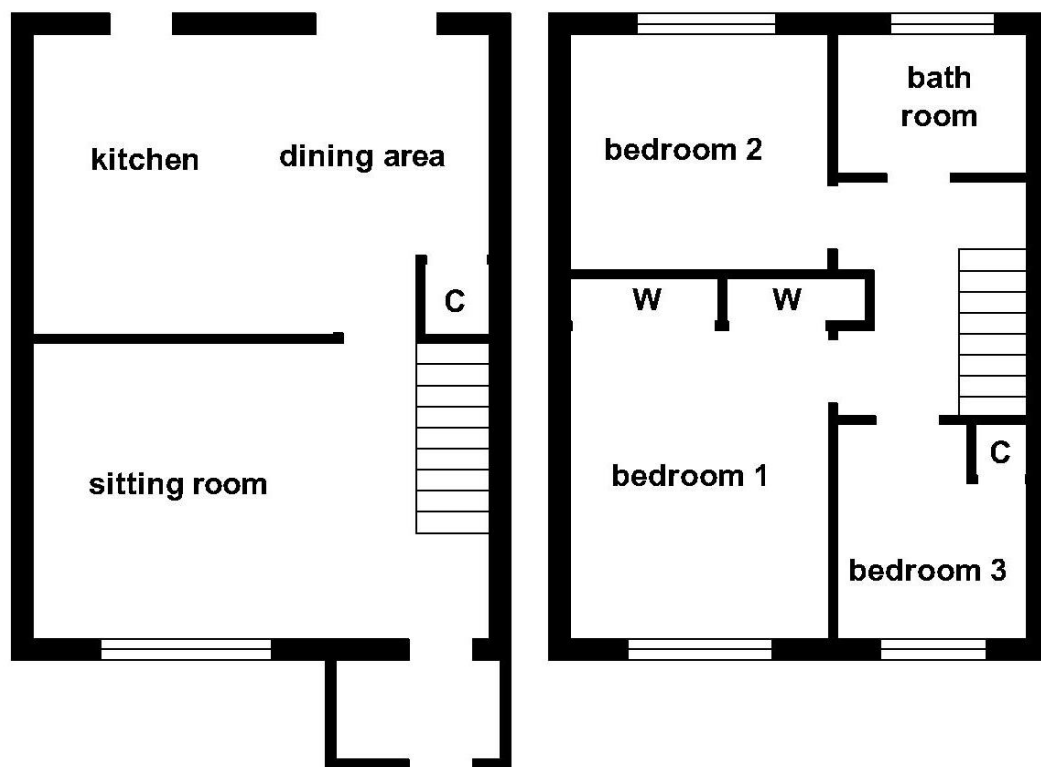
Outside

Front:	Pathway to the front door and lawned area
Rear:	Raised decking area, lawn area and rear access to garage
Garage:	Located in nearby block with up and over door

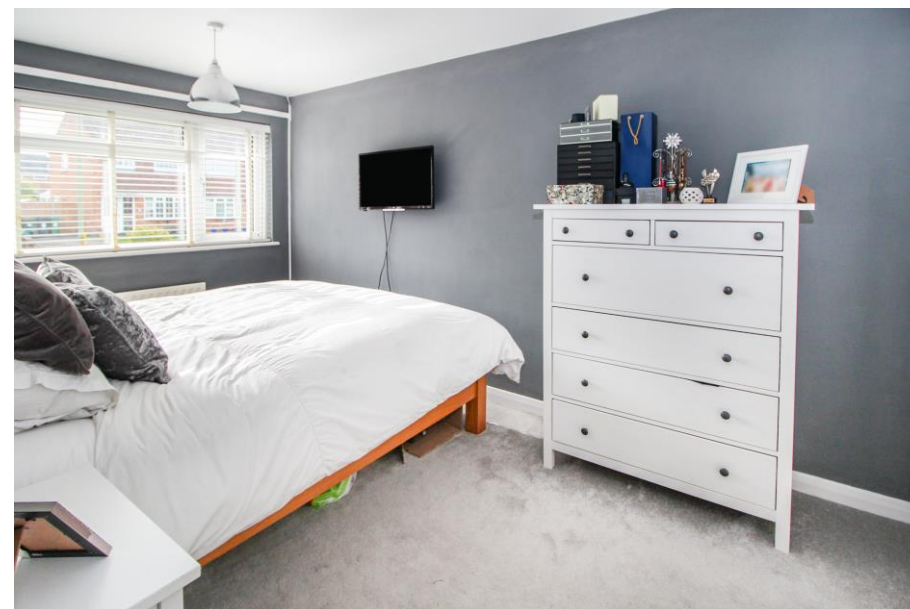
Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas Central Heating, combination boiler located in loft
Windows:	UPVC double glazed
Loft:	Part boarded with fitted ladder, insulated, boiler
Energy Rating:	To follow
Sellers position:	Found a property to purchase

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



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. 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.

