



RICHMONDS

## Osterley Close, Botley, Southampton, SO30 2EX

Offers Over £400,000

A beautifully presented three-bedroom detached family home in immaculate condition. The property features a fantastic open-plan kitchen and dining room, which flows seamlessly into the large rear garden, creating an ideal space for family living and entertaining.

The home benefits from stylish and modern décor throughout, including a spacious lounge, welcoming entrance hallway, ground floor WC, and a practical utility room.

Part of the garage has been converted into a versatile family playroom, while the remaining front section still provides useful storage. The property also offers off-road parking.

Upstairs there are three well-proportioned bedrooms that share a modern family bathroom. In addition, this lovely property benefits from double glazing and gas central heating.

### Other Information

Tenure: Freehold

Approximate Age: Built in the 1970's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated, partially boarded with light

Energy Rating: D

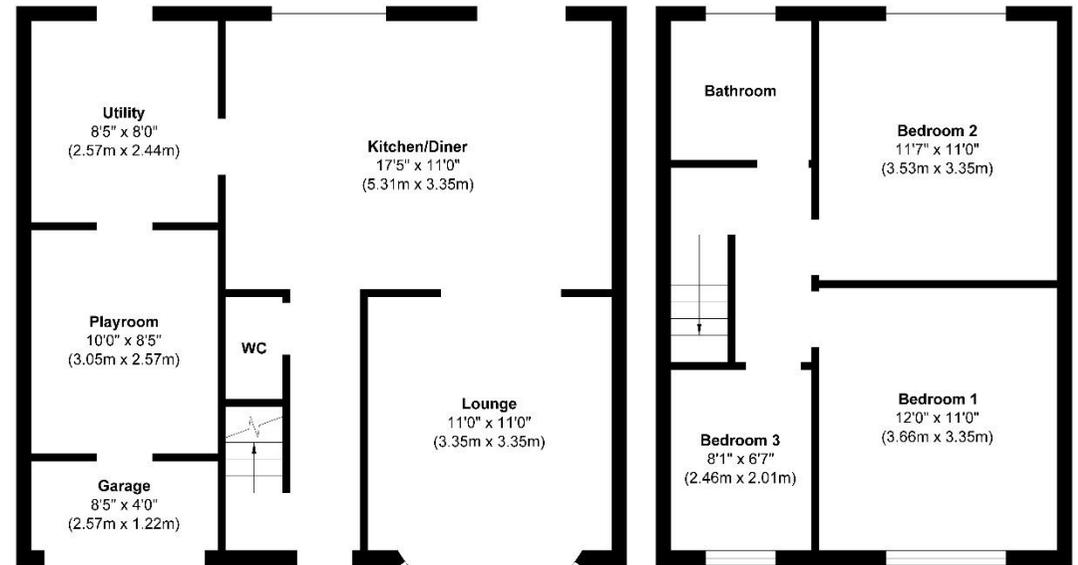
Sellers Position: Moving within the local area

### Local Information:

Council Tax: D

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>	<b>82</b>
(39-54)	<b>E</b>	<b>62</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Ground Floor  
Approximate Floor Area  
633 sq. ft  
(58.80 sq. m)

First Floor  
Approximate Floor Area  
412 sq. ft  
(38.27 sq. m)

**Approx. Gross Internal Floor Area 1045 sq. ft / 97.07 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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

