



RICHMONDS

# 34 Britannia Gardens, Grange Park, Southampton, SO30 2RP

£279,950

A larger than average two double bedroom terrace home offering lots of potential, located in a popular cul-de-sac, and within walking distance to local superstores, railway links, schools and parkland areas. The M27 is within easy reach for commuting.

Through the separate entrance hall there is a ground floor cloakroom, front-aspect living room, and a kitchen/dining room opening onto the garden with lots of natural light. Upstairs there are two double bedrooms, each with plenty of storage space, an airing cupboard and a family bathroom.

Outside there is a south-westerly aspect enclosed rear garden with private side access, a garage and off-road parking in front. A viewing is strongly recommended to fully appreciate the space and accommodation on offer.

## Accommodation

Entrance Lobby:	Leading to:
Cloakroom:	Wc, wash basin, radiator
Living room:	12'0" including stairway x 14'0" (3.66m x 4.27m) Window, radiator, stairs to first floor
Kitchen/dining room:	12'0" x 9'9" (3.66m x 2.97m) Range of fitted units, space for fridge freezer and cooker point, plumbing for washing machine. Patio doors to the garden. Radiator

## First Floor Landing

	Loft access, airing cupboard
Bedroom 1:	12'0" including wardrobe depth x 9'0" (3.66m x 2.75m) built in double mirror fronted wardrobe, window, radiator
Bedroom 2:	12'0" including wardrobe depth x 8'9" (3.66m x 2.67m) built in double mirror fronted wardrobe, window, radiator
Bathroom:	Bath, Wc, wash basin, built in cabinet

## Outside

Front:	Shingled area, path to front door
Rear:	Faces approximately South Westerly and has patio & lawn area, raised pond and path leading to the rear gate.
Garage:	Power, light & a parking space in front

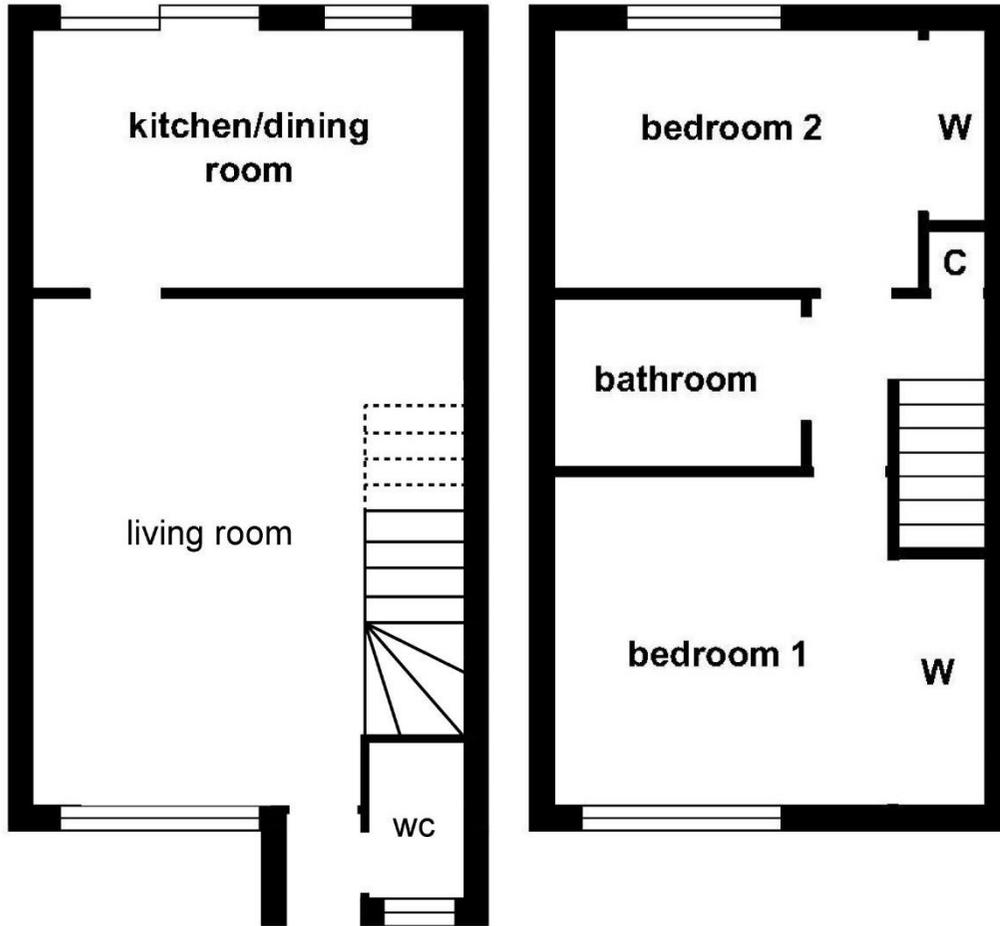
## Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Partially boarded with light
Energy Rating:	D. Approx area 52 m2
Sellers position:	No forward chain (Subject to probate)

## Local Information

Council tax:	Band C
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](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. 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.

