



RICHMONDS

29 Parry Road, Sholing, Southampton, SO19 0HT

Offers Over £240,000

Situated in Sholing is this modernised property which is offered for sale with no forward chain. On the ground floor there is a spacious lounge/diner with doors which open onto the rear garden, a modern kitchen/breakfast room and a ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. There is double glazing and an internal inspection is highly recommended.

Accommodation

Entrance hallway:	Stairs to first floor
Lounge/dining room:	17'8" x 12'6" max (5.39m x 3.81m max) Doors to the rear garden
Kitchen/breakfast room:	17'8" x 8'4" (5.39m x 2.54m) Dual aspect, electric radiator, a range of wall & base level units incorporating sink with drainer, integrated oven & hob, plumbing for washing machine, space for fridge freezer, tiled floor & splashbacks. Door to rear lobby
Rear lobby:	Door to rear garden, storage cupboard
Cloakroom:	Low level Wc, wash hand basin, window

First Floor Landing

	Airing cupboard & additional storage cupboard
Bedroom 1:	12'6" x 12'6" max (3.81m x 3.81m max) Window, loft hatch
Bedroom 2:	12'5" x 8'6" (3.79m x 2.59m) Window
Bedroom 3:	9'4" x 8'3" (2.85m x 2.52m) Window
Bathroom:	Bath with shower over, wash hand basin, window, tiled walls
Cloakroom:	Separate Wc.

Outside

Front:	Pathway to the front door, lawned area
Rear:	Mainly laid to paving with a decked area and rear access gate

Other Information

Tenure:	Freehold
Approximate age:	To be advised
Windows:	Double glazing
Loft:	To be advised
Sellers position:	No forward chain

Local Information

Council tax:	Band B
Local Authority:	Southampton City 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 or go to www.richmondsproperty.co.uk

Floor plan to follow



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.

