



RICHMONDS



# Vantage Copse, Bursledon, Southampton, SO31 1ES

£460,000

An immaculately presented four-bedroom family home located on the popular Latitude development between Hedge End and Bursledon.

On the ground floor, there is a spacious sitting room/dining room with French doors giving access to the rear garden. The modern kitchen / breakfast room has integrated appliances and ample space for a table. There is also a cloakroom off the hallway on this level.

On the first floor, there are three good-sized bedrooms and a family bathroom. The master bedroom can be found on the second floor and benefits from fitted wardrobes and an en-suite shower room.

Outside, there is a single garage with driveway parking to the side and an enclosed rear garden with raised decked seating area.

This property also benefits from solar panels, double glazing and the remainder of its new build warranty.

## Other Information

Tenure: Freehold

Approximate Age: 2018

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

Energy Rating: B

Sellers Position: Found a property to buy


## Local Information:

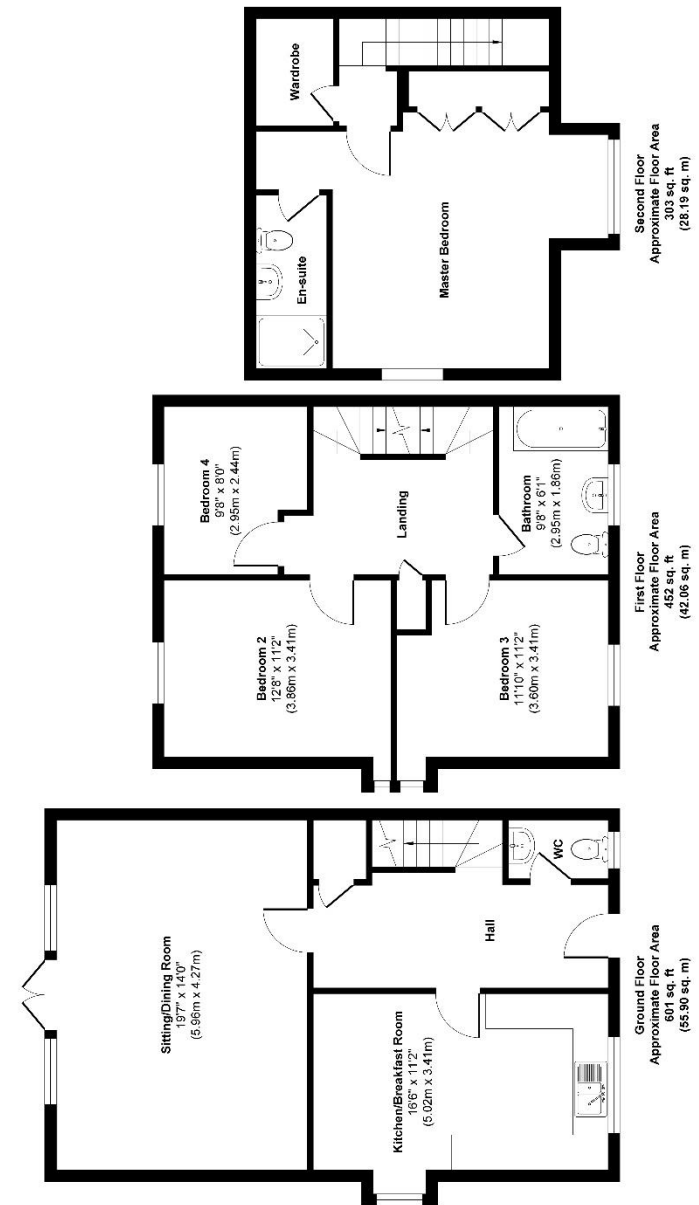
Council Tax: E

Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>90</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Approx. Gross Internal Floor Area 1356 sq. ft / 126.15 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



