



RICHMONDS

46 Fawn Crescent, Botleigh Lakeside, SO30 2QD

Offers In Region Of £345,000

An fantastic double fronted, 3 bedroom house situated in the sought after location of Botleigh Lakeside within walking distance of local schools, parks and Hedge End train station. Features include a garage, off road parking and internally there is lounge, spacious kitchen/breakfast room, cloakroom and a large conservatory leading onto the rear garden. On the first floor there is an ensuite to the master bedroom as well as fitted wardrobes and the other 2 bedrooms share the family bathroom. An internal inspection is the only way to appreciate the size and style of the property.

Accommodation

Entrance hall:	Stairs to first floor
Cloakroom:	Wc, wash basin with cupboard
Kitchen/breakfast room:	15'4" x 9'2" (4.68m x 2.80m) Windows, radiator. A range of wall & base level units with drawers, work surfaces, sink with drainer, fitted oven, gas hob with extractor, integrated dishwasher, space for washing machine & fridge freezer. Wall mounted boiler
Lounge:	15'4" x 9'7" (4.68m x 2.92m) Window to front, radiators, French doors to conservatory
Conservatory:	20'8" x 9'4" (6.30m x 2.85m) Windows & French doors to the rear garden, radiator, built in desk with cupboards creating a perfect office area. Additional living area which is currently used as a play room
First Floor landing	Window
Bedroom 1:	12'6" x 10'3" (3.81m x 3.13m) Window, radiator, fitted wardrobes
Ensuite:	White suite comprising: Shower cubicle, Wc, wash basin with cupboard under, radiator, extractor fan
Bedroom 2:	10'6" x 9'6" (3.20m x 2.90m) Window, radiator, built in wardrobe/cupboard, airing cupboard, loft access
Bedroom 3:	6'7" x 6'4" (2.01m x 1.93m) Window, radiator
Bathroom:	Window, radiator, suite comprising: Bath with mixer taps and shower attachment, low level Wc, wash basin with cupboard

Outside

Front:	Path way to the front door with adjacent slated area & enclosed by metal fencing
Rear:	Various decking areas and an artificial lawn, concrete foundation perfect for a hot tub. Rear pedestrian gate to the parking & garage area
Garage:	Up & over style door with a parking space to the right hand side.

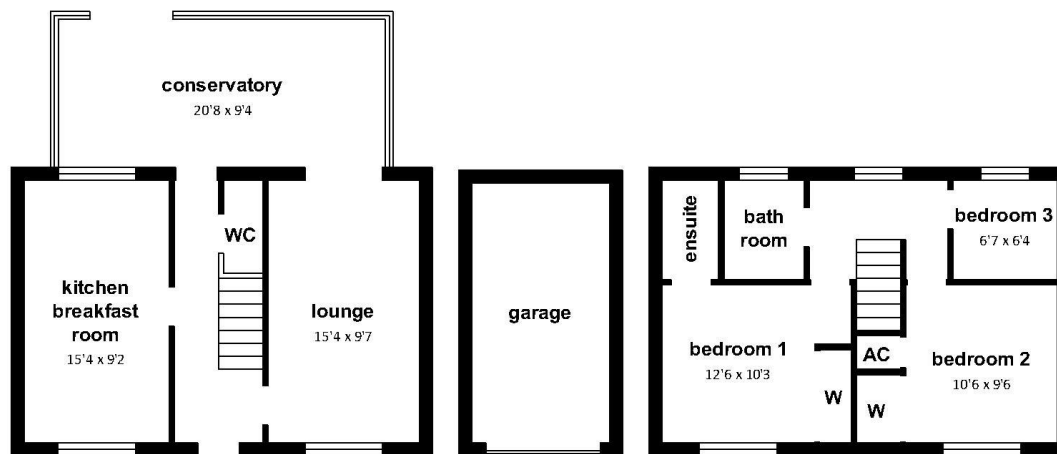
Other Information

Tenure:	Freehold (Management/Estate charges to follow from the owner)
Approximate Age:	2004
Heating:	Gas central heating, boiler located in the kitchen
Windows:	Double glazing
Sellers position:	Searching for a property within the local area

Local Information

Council tax:	Band D
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, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 1022 sq ft 95 m2



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.

