



RICHMONDS

Maddoxford Way, Botley, Southampton, SO32 2DW

Guide Price £425,000

A three-bedroom bungalow with a double length garage located in Boorley Green near the village of Botley.

Features include a spacious lounge/dining room with French doors opening out to the rear garden. In addition, there is a modern kitchen and bathroom with a shower over the bath and a welcoming hallway with storage cupboards. This lovely home has been decorated in a light and neutral style throughout and also benefits from gas central heating and double glazing.

Externally, there is off-road parking, a double length garage and an attractive rear garden with a large, paved seating area.

Boorley Green is a semi-rural location although still retains excellent transport links with Hedge End and Botley Railway Stations nearby and easy access to the motorway network. Hedge End and Botley villages are a short drive away and provide a choice of shops and amenities plus there are larger supermarkets, retail units and sports facilities around the Hedge End area.

Other Information

Tenure: Freehold

Approximate Age: 1960's

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded with no ladder or light

Energy Rating: C (no solar panels)

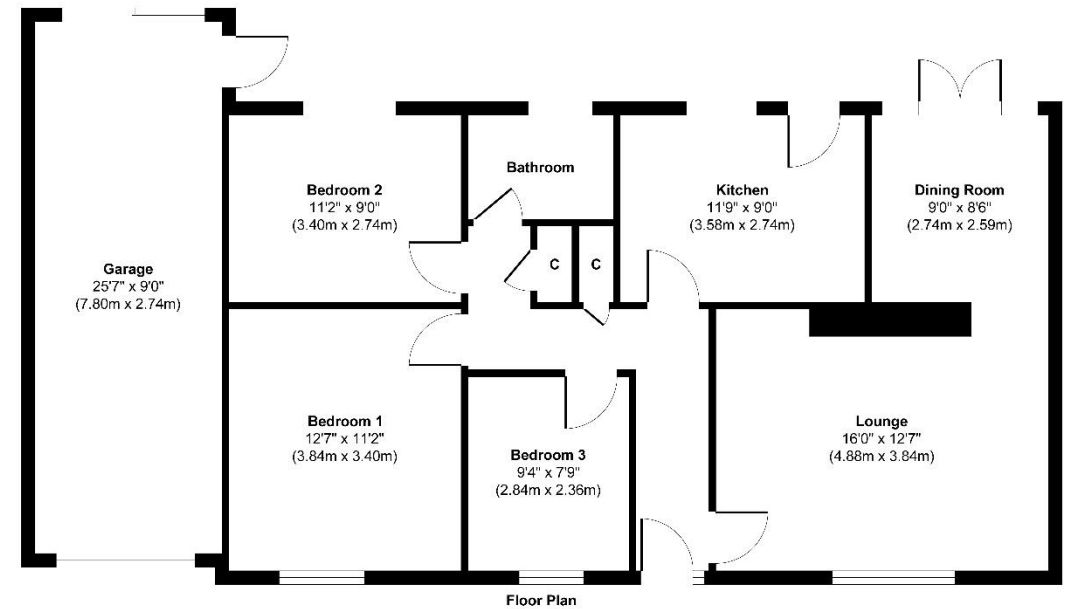
Sellers Position: The owners have found a local property to buy

Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1101 sq. ft / 102.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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**

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