



RICHMONDS

97 Walker Gardens, Grange Park, Southampton, SO30 2RH

£260,000

Set in a much sought after location, this 2 bedroom mid terrace home is offered for sale in immaculate condition and has no forward chain. Internally there is a lounge/dining room, kitchen, modern bathroom, two bedrooms, double glazing and storage heating. Outside there are front & rear gardens and a parking space within the parking area at the rear. This home would make an ideal investment property or first time purchase.

Accommodation

Covered porch:	Front door to:
Lounge/dining room:	11' 7" max x 15' 11" max (3.53m max x 4.85m max) Double glazed window to front elevation, two storage heaters, stairs to first floor, door to kitchen.
Kitchen:	11' 7" x 5' 10" (3.53m x 1.78m) Double glazed window to rear elevation, double glazed door to rear garden. Kitchen comprising of one and a half bowl sink unit, cupboard under, further range of wall and base units, roll edge work surface over, splash back tiling, space for cooker, space and plumbing for washing machine, space for fridge/freezer

First Floor Landing

Bedroom 1:	11' x 11' 7" narr to 8'3" (3.35m x 3.53m narr to 8'3") Double glazed window to front elevation, electric heater, overstairs cupboard.
Bedroom 2:	10' 10" x 5' 6" (3.30m x 1.68m) Double glazed window to rear elevation, electric heater, access to loft space
Bathroom:	Obscure double glazed window to rear elevation, suite comprising of panel enclosed bath, low level W.C, pedestal wash hand basin

Outside

Front:	The front of the property has path leading to the front door, the remainder is mainly laid to shingle
Rear:	Patio area adjacent to the property, mainly laid to lawn with timber shed, fence enclosed, shrub borders. Parking area to rear.

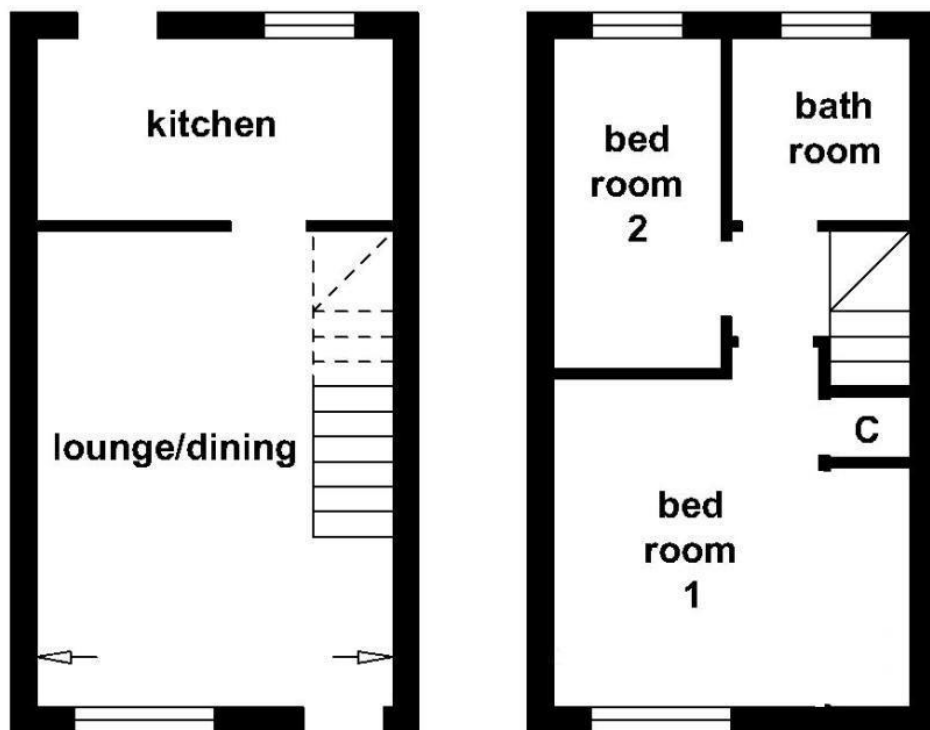
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Electric storage heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	C
Sellers position:	No forward chain

Local Information

Council tax:	Band B
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



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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.

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