



RICHMONDS



# Precosa Road, Botley, Southampton, SO30 2NX

£475,000

A beautifully presented, detached family home in immaculate condition, offering two parking spaces and a carport/garage.

The well-appointed kitchen sits adjacent to the dining room, providing a practical and convenient layout ideal for everyday family living and entertaining. In addition, there is a generous lounge/dining room, a welcoming entrance hallway, and a ground floor cloakroom.

Upstairs, there are four large bedrooms, a stunning family bathroom and a stylish en-suite.

The spacious rear garden enjoys a desirable west-facing aspect, benefiting from an abundance of natural sunlight throughout the day. Further highlights include gas central heating and double glazing.

## Other Information

Tenure: Freehold

Approximate Age: 1970's/1980's

Heating: Gas central heating

Windows: Double glazing

Loft: Not inspected

Energy Rating: C

Sellers Position: Looking for a property

## Local Information:

Council Tax: D

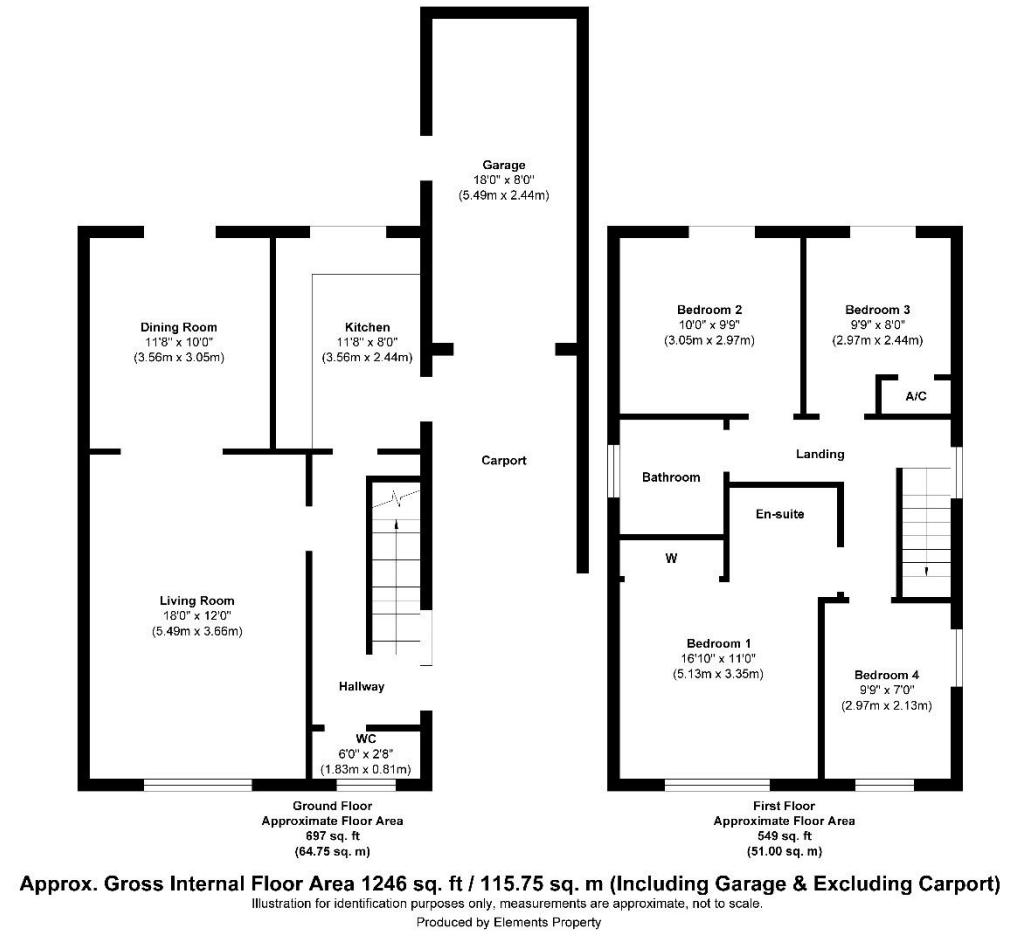
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</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>		
Not energy efficient - higher running costs		
	71	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



**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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