



Richmonds
richmondsproperty.co.uk

4 Phoenix Close, Bursledon, Southampton, SO31 8GX

£225,000

A large two bedroom family home with a modern décor throughout. Features include a modern kitchen/dining room, lounge, porch, modern bathroom, double bedrooms, double glazing and two parking spaces.

Directions

From our office in Freegrounds Road, Turn left onto Saint John's Road - B3033, Turn left onto the A27, At Windhover roundabout take the 3rd exit onto the A3025, At roundabout take the 2nd exit onto the A3025, At roundabout take the 1st exit onto Lionheart Way, Turn right onto Phoenix Close

Accommodation

| | |
|----------------------|---|
| Entrance porch: | Doors to: |
| Lounge: | 12'7" x 14' (3.84m x 4.27m) |
| Kitchen/dining room: | 12'7" x 9'4" (3.84m x 2.85m) window, radiator, door to the garden, with a modern fitted kitchen with hob and space for further appliances |

Outside

| | |
|--------|---|
| Front: | Landscaped frontage with parking space and further parking space opposite |
| Rear: | A sunny aspect garden, predominately lawned with shed and offers a high degree of privacy |

First Floor Landing

| | |
|------------|---|
| Bedroom 1: | 12' x 6'8" (3.66m x 2.03m) window, radiator |
| Bedroom 2: | 12'7" into wardrobe x 9'5" to the face of the wardrobe (3.84m x 2.87m) window, radiator, built in wardrobe, airing cupboard |
| Bathroom: | Bath with shower, wc, wash basin |

Other Information

| | |
|--------------------|--|
| Tenure: | Freehold |
| Approximate age: | 1989 by Wimpy homes |
| Heating: | Essential heating |
| Windows: | Double glazing |
| Telephone points: | Both levels of the house |
| Television points: | Both levels of the house |
| Sellers position: | Searching for a property in the Southampton area |

Local Information

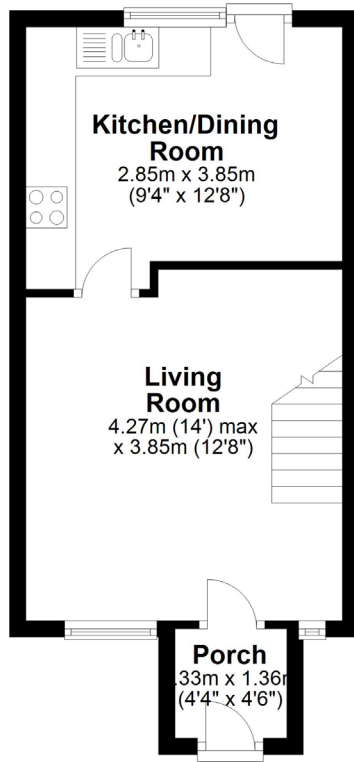
| | |
|------------------|---------------------------|
| Council tax: | Band B |
| Local Authority: | Eastleigh Borough Council |

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk

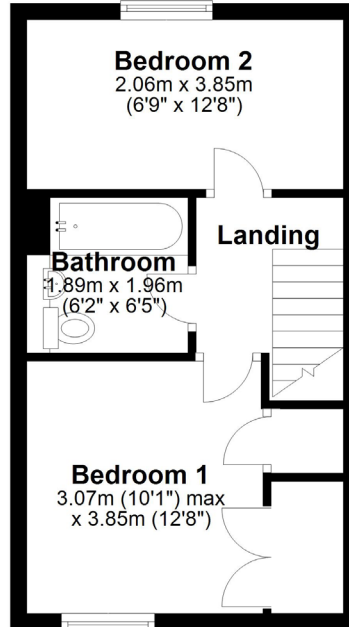
Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)



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.

