



RICHMONDS

Marvin Way, Botley, Southampton, SO30 2EG

£480,000

A large, four double-bedroom family home with a fantastic open plan kitchen/dining/family room which interacts with the sunny rear garden.

Features include: a light and airy lounge, study, spacious hallway with plenty of storage cupboards, WC, ensuite to the master bedroom, family bathroom, gas central heating and triple glazed windows and bi-fold doors.

In addition, there is off-road parking for numerous vehicles and a detached garage.

This lovely property has a light and neutral decor coupled with a modern feel throughout.

Marvin Way is conveniently positioned between Botley and Hedge End. Both villages have excellent amenities and are ideal for families to bring their children up in a safe environment.

Other Information

Tenure: Freehold

Approximate Age: Built circa.1965, extended 2017

Heating: Gas central heating (new heating system installed in 2017)

Windows: Mostly triple glazing

Loft: Partially boarded with a light

Energy Rating: C (solar panels x18 plus battery which lowers electricity costs)

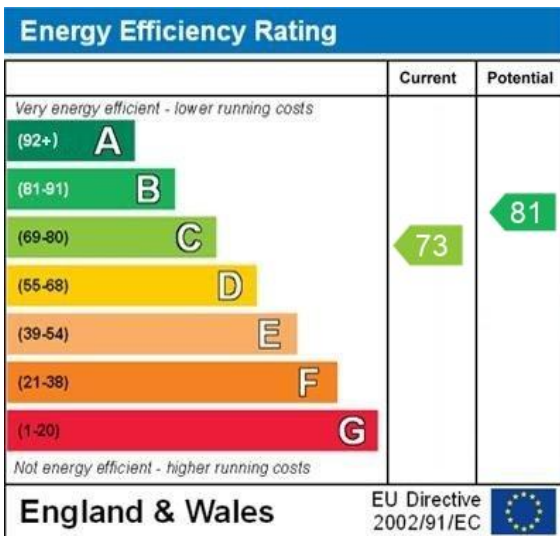
Sellers Position: The owners are moving locally

Local Information:

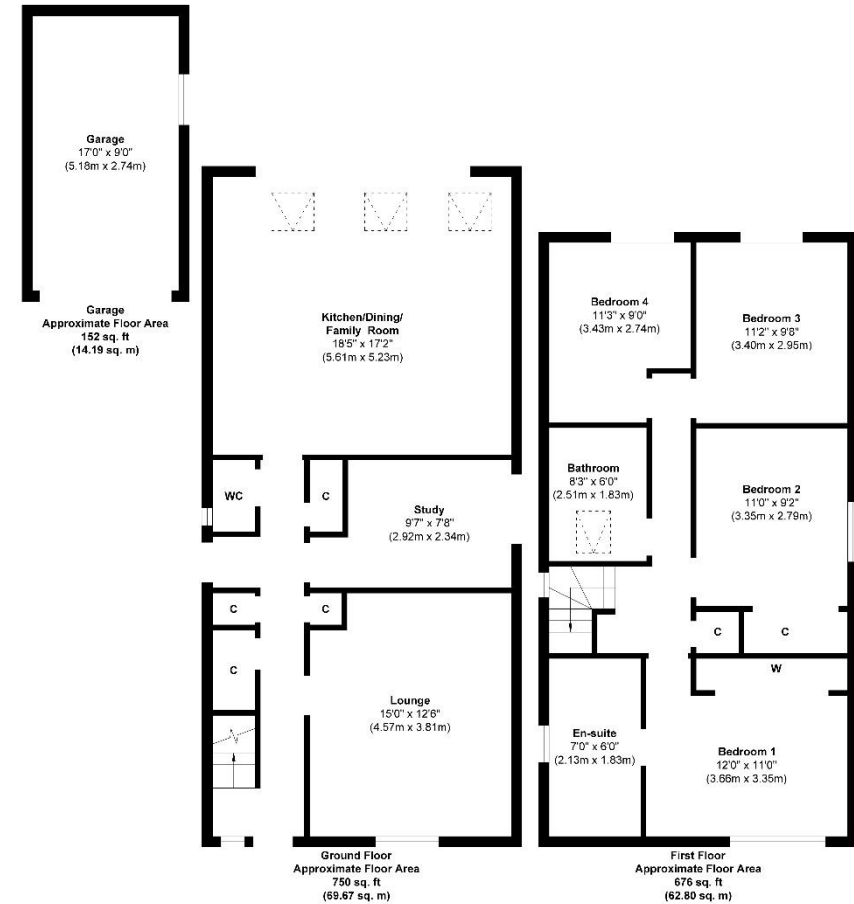
Council Tax: D

Local Authority: Eastleigh Borough Council





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Approx. Gross Internal Floor Area 1578 sq. ft / 146.66 sq. m (Including Garage)

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

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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