



RICHMONDS

# 43 Allen Road, Hedge End, Southampton, SO30 4EU

£320,000

A 3 bedroom semi-detached home offered for sale with no forward chain. Features include a sitting room, dining room, conservatory, ground floor cloakroom, kitchen, utility, bathroom and a good sized rear garden. To the front there is off road parking and access to the garage/store. An internal inspection is highly recommended.

## Accommodation

Entrance hallway:	Stairway, radiator, understair storage cupboard
Sitting room:	12'8" x 10'7" (3.86m x 3.23m) Window, radiator, chimney breast with mantle, open to the dining room
Dining room:	10'4" x 9'0" (3.15m x 2.75m) Access to the conservatory, radiator, door to kitchen
Kitchen:	10'0" x 9'0" (3.05m x 2.75m) Window to rear. Wall & base level units, built in oven with hob, sink with drainer, space for low level fridge
Utility:	9'4" x 6'6" (2.85m x 1.98m) Window, cupboards, plumbing for washing machine, sink unit, space for tumble dryer
Cloakroom:	Wc, wash hand basin, towel rail
Conservatory:	9'9" x 9'9" (2.97m x 2.97m) French doors to the garden, radiator
<b>First Floor Landing</b>	Window to the side
Bedroom 1:	10'0" x 9'9" including wardrobe depth (3.05m x 2.97m including wardrobe depth) Window, radiator, built in wardrobes
Bedroom 2:	10'4" x 9'9" (3.15m x 2.97m) Window, radiator, airing cupboard housing boiler
Bedroom 3:	9'5" x 7'3" (2.87m x 2.21m) Window, radiator
Bathroom:	Bath with shower & screen over, Wc, wash hand basin, windows

## Outside

Front:	Off road parking for 2 vehicles
Rear:	Backs onto woodland and is mainly laid to lawn. Agents note: The bottom half of the garden is rented off of Wildern Secondary School (the owners have never been approached to pay any rent)
Garage/store:	7'9" x 7'7" (2.36m x 2.31m)

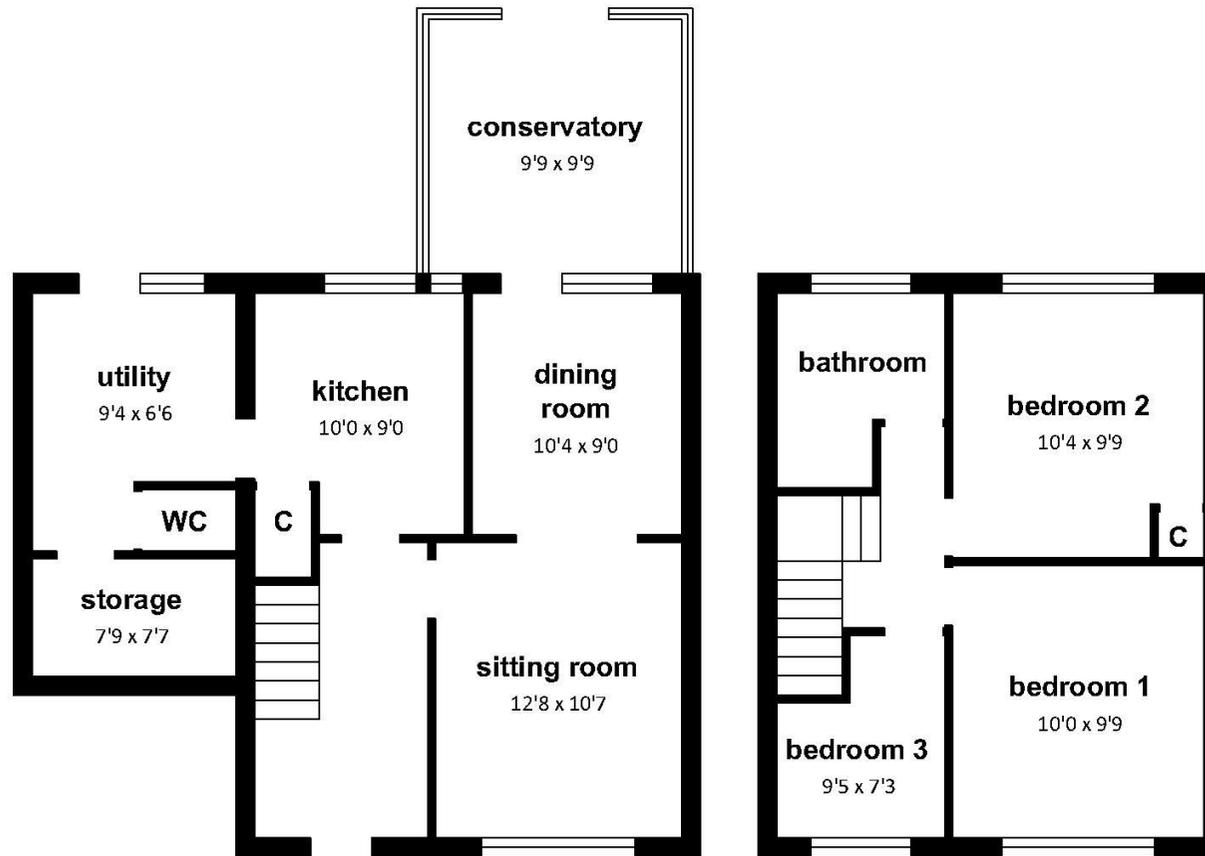
## Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	D
Sellers position:	No forward chain

## Local Information

Council tax:	C
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](tel:01489789933), email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**APPROX FLOOR AREA 1151 sq ft 107 m2**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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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