



RICHMONDS

# 149 Walker Gardens, Grange Park, Southampton, SO30 2AJ

OIEO £425,000

An extended three-bedroom detached property with a spacious and versatile ground floor. There is a lounge, study/family room, family area/dining area, refitted modern kitchen & a four piece bathroom suite. Outside there is off road parking and an enclosed rear garden. An internal viewing is strongly recommended to fully appreciate the size of the accommodation on offer.

## Accommodation

Entrance hallway:	Access to:
Study/family room:	12'0" x 7'6" (3.66m x 2.29m) Window, radiator
Family area / Dining area:	23'0" x 10'4" narrowing to 8'7" in dining area (7.01m x 3.15m narrowing to 2.62m in dining area) Stairs to the first floor, access to kitchen, French doors to the rear, open to lounge
Lounge:	21'5" x 15'2" (6.53m x 4.62m) Window, radiator
Kitchen:	9'3" x 7'9" (2.82m x 2.36m) Window, door to the side, a modern range of wall & base level units with integrated dishwasher, washing machine, fridge freezer, oven with gas hob & extractor over, integrated microwave.

## First Floor Landing

Bedroom 1:	11'7" x 9'5" (3.53m x 2.87m) Window, radiator
Bedroom 2:	11'2" x 9'5" (3.40mx 2.87m) Window, radiator
Bedroom 3:	8'8" x 8'3" (2.64m x 2.52m) Window, radiator
Bathroom:	Large walk in shower, back to back bath, heated towel rail, sink with drawers under, Wc, fully tiled

## Outside

Front:	Off road parking
Rear:	Lawned area, decking, patio and covered hot tub area. (hot tub available via separate negotiation)

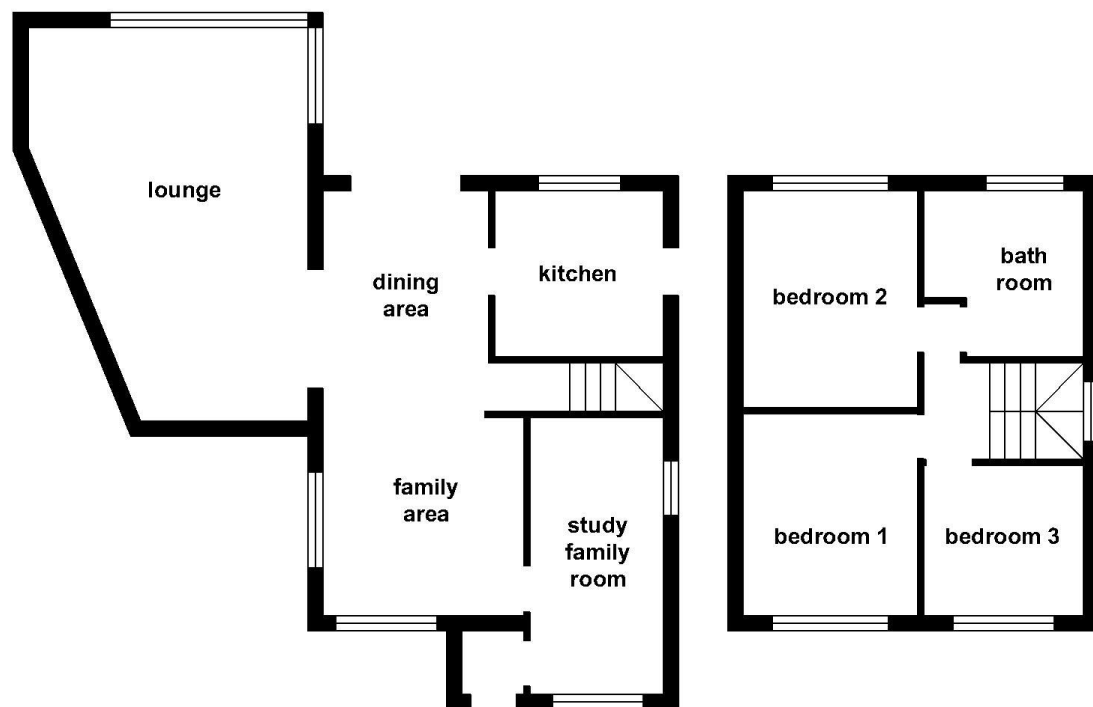
## Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated, boarded, ladder & light
Sellers position:	Found a property to purchase

## Local Information

Council tax:	Band D
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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**APPROX FLOOR AREA 1194 sq ft 111 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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