



Richmonds
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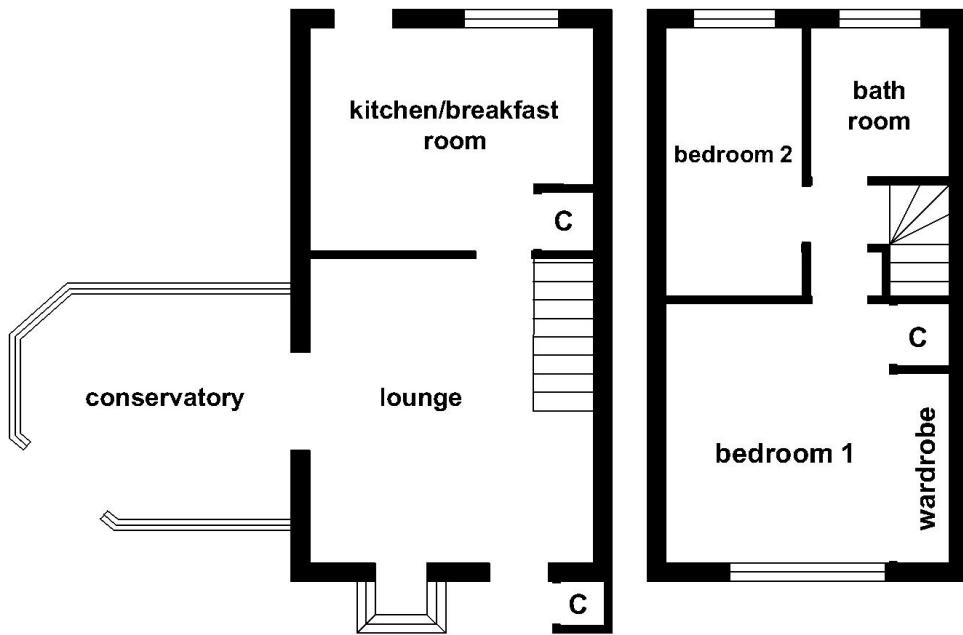
A UNIQUE PROPERTY WITH LARGE LANDSCAPED GARDEN & DELIGHTFUL INTERIOR. FEATURES INCLUDE A HIGH SPEC CONSERVATORY; SPACIOUS LOUNGE & A REFITTED MODERN KITCHEN WITH BREAKFAST BAR. Other features include 2 double bedrooms, parking, double glazing, gas central heating, viewing is an absolute must.

Accommodation

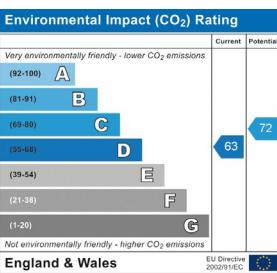
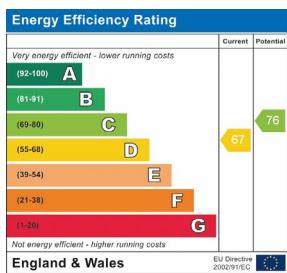
Covered entrance:	External storage cupboard, door to:	Outside	
Sitting room:	13'6" x 12'8" (4.12m x 3.86m) a light & airy room with double glazed box bay window, double glazed patio doors to the conservatory, brand new engineered high quality wood flooring, stairway, designer radiator, flat ceiling	Front:	Lawned with access gate to side garden and double parking space to office.
Conservatory:	11'4" x 10'9" (3.45m x 3.28m) used all year round & built to a high specification with dwarf brick wall & double glazed elevations with pitched roof, lighting, power, wood effect flooring, French Doors leading to the landscaped garden	Side and rear garden:	2 access gates, good sized & landscaped with various areas of shingle, lawn & pavers. The garden sweeps round to the rear where there is a continuation of landscaped areas & a large shed, exterior lighting, the garden is not overlooked and bordered only by conservation woodland
Kitchen/breakfast room:	12'8" x 9'3" (3.86m x 2.82m) double glazed window & door overlooking the garden, flat ceiling, radiator. A range of modern fitted units to the eye & base level with drawers, work surfaces & sink unit with rinsing bowl drainer. The appliances will remain & they comprise: cooker with grill & hob with extractor fan above, double oven, low level fridge & freezer, dishwasher. The washing machine is located in the spacious under stair cupboard which will remain. Tiled floor, breakfast bar, concealed boiler within cupboard 2.96m x 3.95m, internet points, USB and power sockets, sliding doors and window with fitted blinds, newly fitted in 2020 by Greenrooms, flat ceiling	Parking	2 spaces within car park at the front + visitor space
Home Office		Other Information	
First Floor Landing:	Loft access, wood effect flooring	Tenure:	Freehold
Bedroom 1:	3.19m x 2.73m, large built in sliding mirror wardrobe, designer radiator, flat ceiling	Heating:	Gas Central Heating (new radiator and boiler)
Bedroom 2:	3.6m x 1.86m, large built in sliding mirror wardrobe, flat ceiling	Windows:	Double Glazing
Bathroom:	Window, modern white suite comprising: bath with shower, wc, wash basin, heated towel rail, newly fitted in 2020	Loft:	Partly boarded with ladder and light, newly insulated
		Local Information	
		Council tax:	Band C
		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

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SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 721 sq ft 67 m²



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.

