



**Richmonds**  
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# 54 Goodlands Vale, Hedge End, Southampton, SO30 4SL

OIEO £280,000

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:
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
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 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
Kitchen/breakfast room:	
Home Office	
First Floor Landing:	Loft access, wood effect flooring
Bedroom 1:	3.19m x 2.73m, large built in sliding mirror wardrobe, designer radiator, flat ceiling
Bedroom 2:	3.6m x 1.86m, large built in sliding mirror wardrobe, flat ceiling
Bathroom:	Window, modern white suite comprising: bath with shower, wc, wash basin, heated towel rail, newly fitted in 2020

## Outside

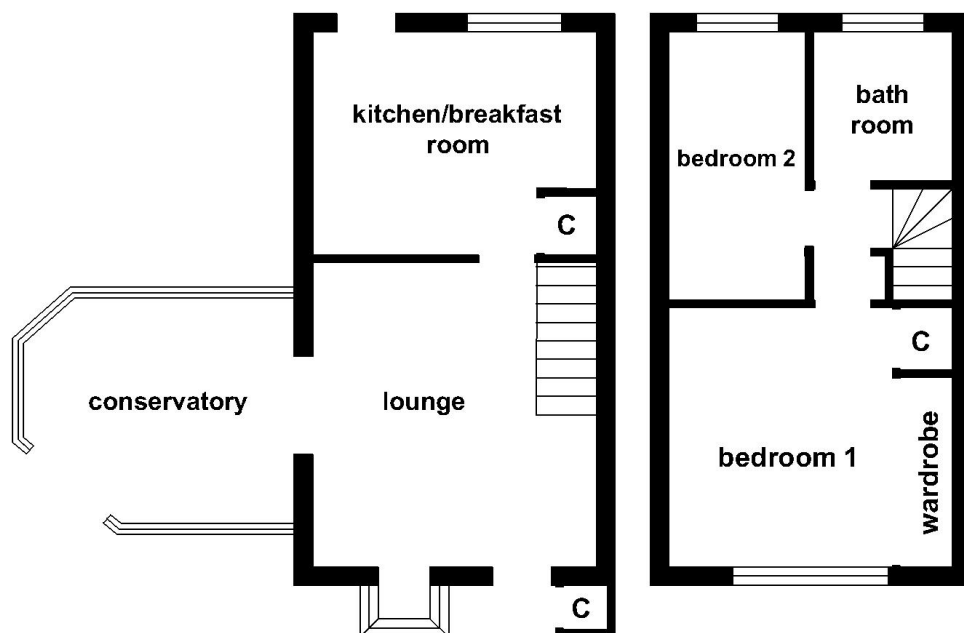
Front:	Lawned with access gate to side garden and double parking space to office. 2 access gates, good sized & landscaped with various areas of shingle, lawn & pavers. The garden sweeps round to the rear where there is a continuation of landscaped areas & a large shed, exterior lighting, the garden is not overlooked and bordered only by conservation woodland
Side and rear garden:	
Parking	2 spaces within car park at the front + visitor space

## Other Information

Tenure:	Freehold
Heating:	Gas Central Heating (new radiator and boiler)
Windows:	Double Glazing
Loft:	Partly boarded with ladder and light, newly insulated
<b>Local Information</b>	
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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		63	72
		EU Directive 2002/91/EC	

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.



