



RICHMONDS

## Lewry Road, Botley, Southampton, SO32 2GB

Offers Over £425,000

A large three-bedroom, detached house located in an off-road position in the highly desired Boorley Green area.

Features of this lovely property include an entrance hallway, large sitting room with bay window, separate dining room and modern kitchen with fitted appliances. There is also the benefit of a downstairs cloakroom.

Upstairs, there are three generously sized bedrooms, coupled with an en-suite to the master and a family bathroom.

Outside, there is off-road parking for two vehicles as well as a detached garage and a beautifully landscaped, low-maintenance rear garden.

This immaculate family home is conveniently situated with two good schools, a railway station close by in Hedge End and easy access to motorway links.

### Other Information

Tenure: Freehold

Estate Charge: TBC (on all charges, please seek verification from your solicitor)

Approximate Age: Built circa 2018

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Insulated

Energy Rating: B

Solar Panels: Owned (further information available on request)

### Local Information:

Council Tax: E

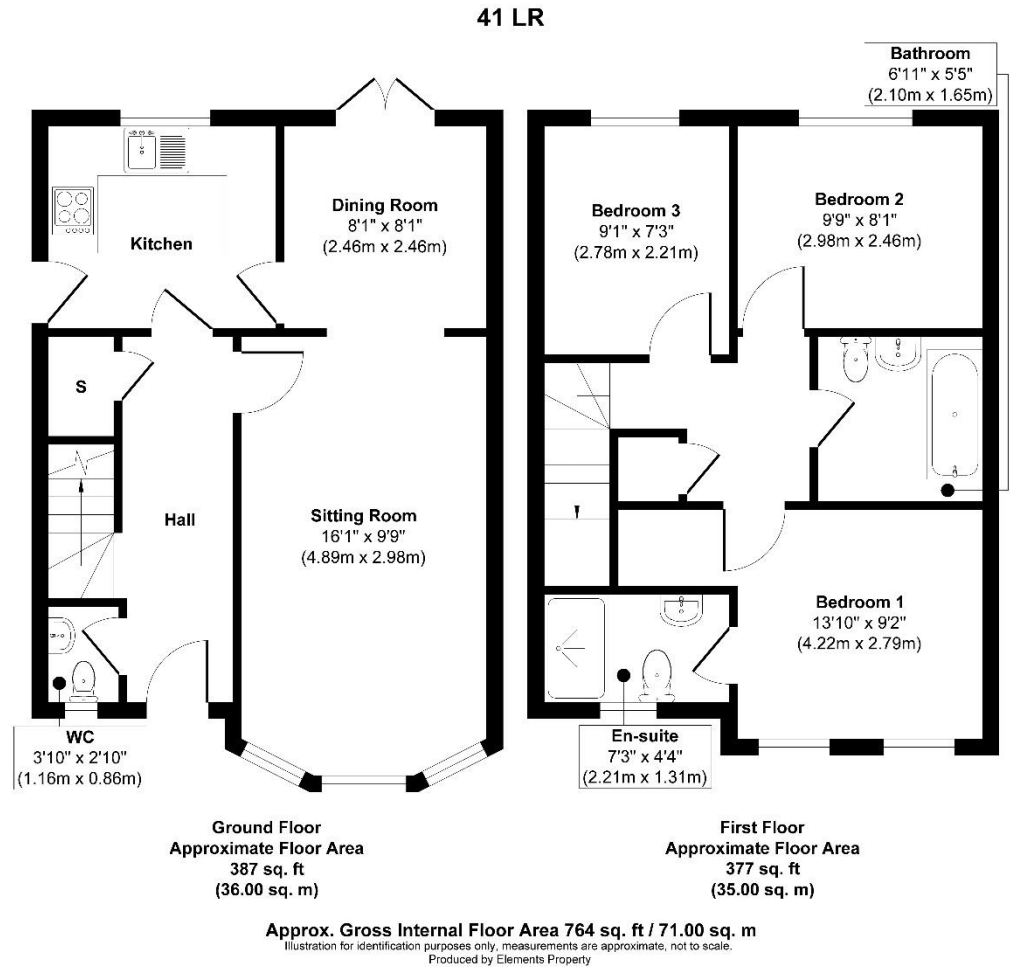
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



**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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