



RICHMONDS

St Lawrence Close, Grange Park, Southampton, SO30 2TJ

£489,995

A 4/5-bedroom family home with a sunny aspect garden located in the popular Grange Park area of Hedge End. Features include a spacious lounge, separate dining room, a kitchen which can easily be opened to the dining area, a utility room plus a cloakroom in the entrance hallway.

The first floor has 4/5 bedrooms, a bathroom, and an en-suite off the master bedroom.

The property has been decorated in a light and neutral décor throughout.

Outside, there is a garage and an attractive rear garden with seating area.

Other Information

Tenure: Freehold

Approximate Age: Built in the 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

Energy Rating: D

Sellers Position: Looking for a local property

Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council

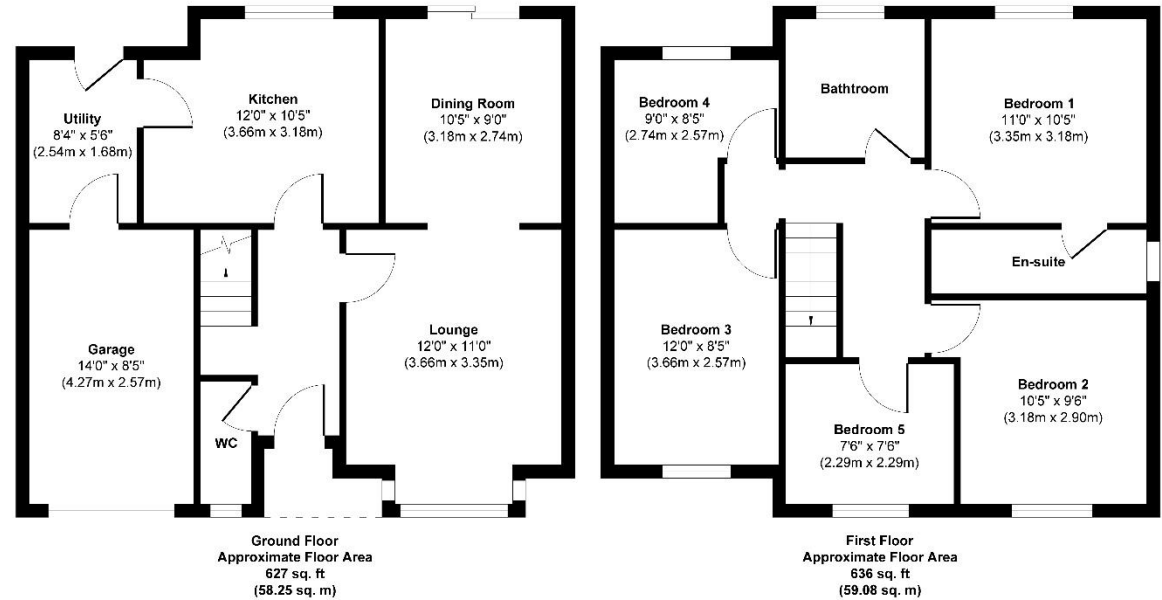




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1263 sq. ft / 117.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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