



RICHMONDS



# 20 Coniston Gardens, Hedge End, Southampton, SO30 0LP

£369,950

A short walk from Hedge End village centre is this 3 bedroom semi-detached home with a loft room. On the ground floor there is a spacious lounge, separate dining room, cloakroom and a modern kitchen. On the first floor there are three bedrooms, modern four piece family bathroom and wooden stairs to the loft room. Outside there is off road parking for 3 vehicles, access to the garage and an enclosed rear garden.

## Accommodation

Entrance hallway:	Stairs to first floor, radiator
Cloakroom:	Wc, wash hand basin, radiator
Lounge:	18'6" x 12'0" (5.64m x 3.66m) French doors to the rear, 2 x radiators, fireplace
Dining room:	12'0" x 8'0" (3.66m x 2.44m) Patio doors to the rear, radiator
Kitchen:	16'0" max x 9'5" (4.88m x 2.87m) A range of wall & base level units, plumbing for dishwasher, space for fridge freezer, oven & breakfast bar, low under stairs cupboard, radiator, front & side window

## First Floor Landing

	Stairs to loft room
Bedroom 1:	12'7" x 11'6" (3.84m x 3.51m) Window to front, radiator, built in cupboard
Bedroom 2:	12'1" x 10'6" (3.68m x 3.20m) Window to rear, radiator, cupboard housing Valiant Combi boiler
Bedroom 3:	8'6" x 8'0" (2.59m x 2.44m) Window to rear, radiator
Bathroom:	Window, towel rail, panel enclosed bath, shower cubicle, Wc, wash hand basin with cupboards under, window to rear, heated towel rail
Loft room:	18'6" x 12'0" (5.64m x 3.66m) (floor level measurement) Access to eaves storage, Velux windows, 2 x radiators

## Outside

Front:	Off road parking for 3 vehicles, access to garage
Rear:	Mainly laid to lawn with patio area and shrub borders
Garage:	Up & over style door, plumbing for washing machine, electric & outside tap.

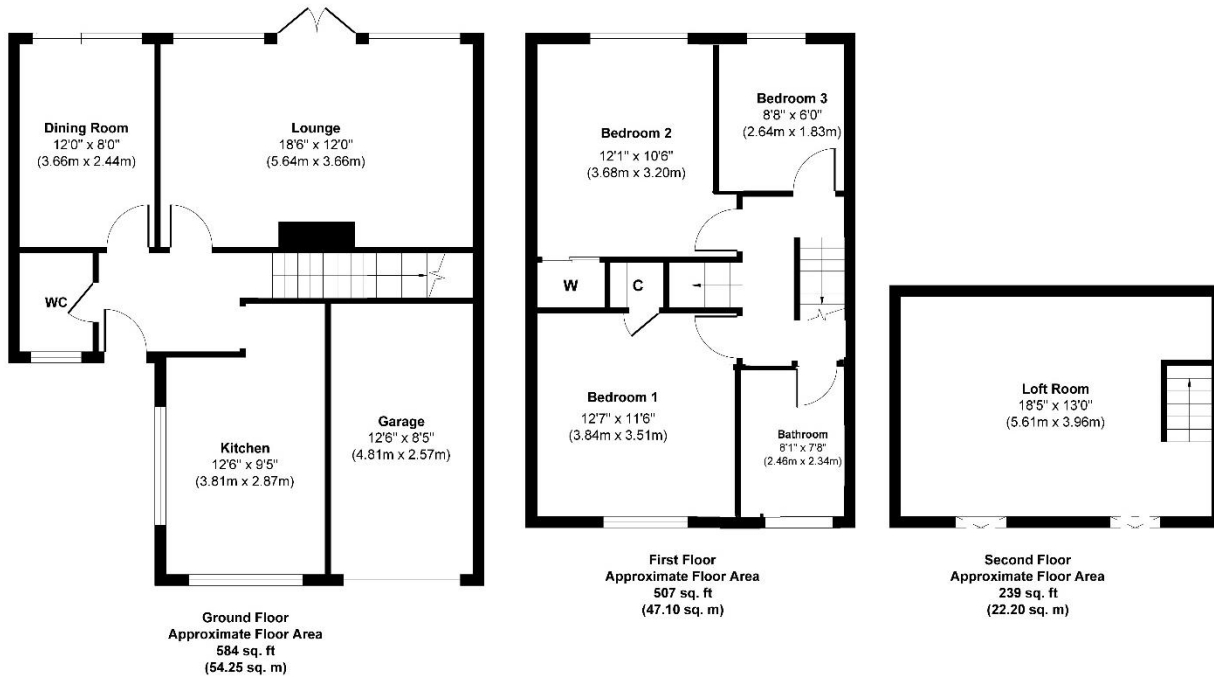
## Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Found a property to purchase

## Local Information

Council tax:	Band C
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. Gross Internal Floor Area 1330 sq. ft / 123.55 sq. m**

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

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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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