



RICHMONDS

18 Sherwood Avenue, Hedge End, Southampton, SO30 0JY

£389,995

Positioned on an enviable plot is this two double bedroom bungalow which has a spacious sitting/dining room, kitchen and a shower room. There is a light & neutral décor throughout, landscaped rear garden, large loft space and potential to extend the property to the left subject to the usual consents. To the front there is off road parking for numerous vehicles. Offered for sale with no forward chain.

Accommodation

Entrance hallway:	Radiator, hinged loft access
Sitting/dining room:	20'3" x 15'6" (6.18m x 4.73m) French doors to the rear garden, window, radiators, storage cupboard and electric feature fireplace
Kitchen:	13'6" x 6'6" (4.12m x 1.98m) Fitted kitchen with plumbing for washing machine, space for low level fridge & low level freezer, mid height oven, gas hob with extractor over, door & window to side
Bedroom 1:	14'5" x 10'5" (4.40m x 3.18m) Window, radiator, fitted wardrobes
Bedroom 2:	12'3" x 10'5" (3.74m x 3.18m) Window, radiator, airing cupboard, door to garden
Shower room:	Wet room with shower area, heated towel rail, Wc & wash hand basin

Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council

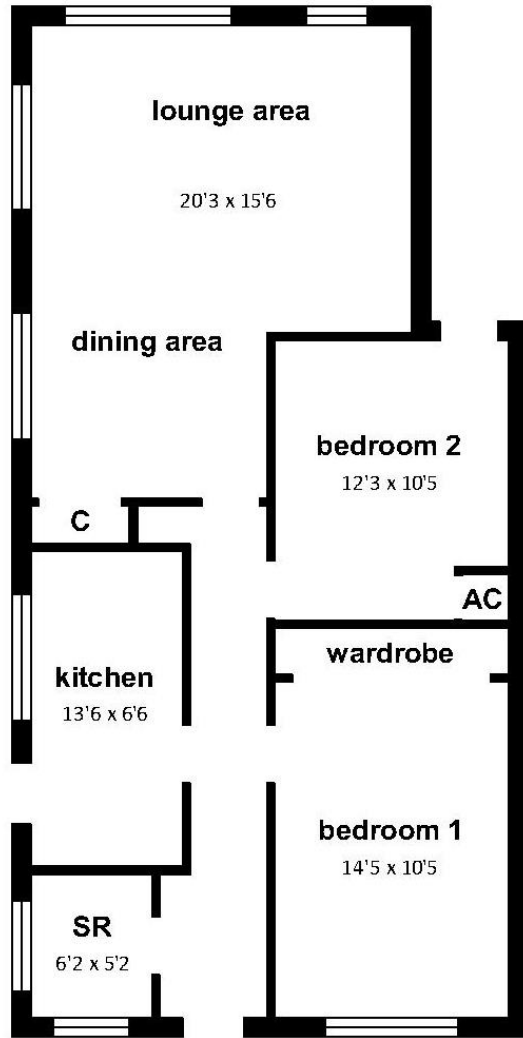
Outside

Front:	Ample off road parking, gates leading to the side garden area, small lawned area
Rear:	Artificial lawned area with patio and flower beds. Side garden area which has a patio and could be used to extend the property subject to the usual consents.

Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated, some boarding, pull down ladder
Energy Rating:	D
Sellers position:	No forward chain

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 818 sq ft 76 m2



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

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.

