



RICHMONDS

3 Long Close Road, Hedge End, Southampton, SO30 4GB

£339,950

An immaculately presented 2 double bedroom semi-detached bungalow with a loft room/3rd bedroom. The spacious accommodation includes a dining room, lounge, modern kitchen, four-piece bathroom and utility. Outside there is ample off-road parking, car port and a garage. The rear garden is a good size and a well is stocked and secluded. This home also benefits from being positioned in a cul-de-sac close to Hedge End village centre.

Accommodation

Entrance hallway:	Access to:
Lounge:	15'0" x 11'4" (4.6m x 3.5m) Doors to the rear garden, gas fireplace, radiator
Dining room:	16'0" x 11'2" (4.9m x 3.4m) Spiral stairs to the loft room, vertical radiator
Kitchen:	16'0" x 7'10" (4.9m x 2.4m) A modern range of wall & base level units with double oven, hob with extractor over, sink with drainer, plumbing for dishwasher, space for large fridge freezer, windows, door to the rear garden
Utility/cloakroom:	5'8" x 5'6" (1.7m x 1.7m) Plumbing for washing machine, space for tumble dryer, Wc, wash basin with cupboard under, window, heated towel rail
Bedroom 1:	14'2" x 11'6" (4.3m x 3.5m) Window, radiator, built in wardrobes
Bedroom 2:	9'1" x 8'10" (2.8m x 2.7m) Window, radiator
Bathroom:	Four piece bathroom suite comprising: Double shower cubicle, bath with mixer taps & shower attachment, Wc, wash hand basin,
Loft room:	13'2" x 12'8" (4.0m x 3.9m) Eaves storage, radiator, velux window

Outside

Front:	Block paved driveway and shingled area creating ample off road parking and access to the Car Port. Gates to the rear garden.
Rear:	Patio coming off the rear of the property and the remainder of the garden predominately laid to lawn. There is mature shrubbery and well stocked borders.
Garage:	Up & over style door

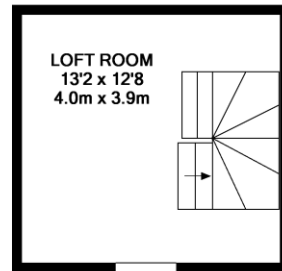
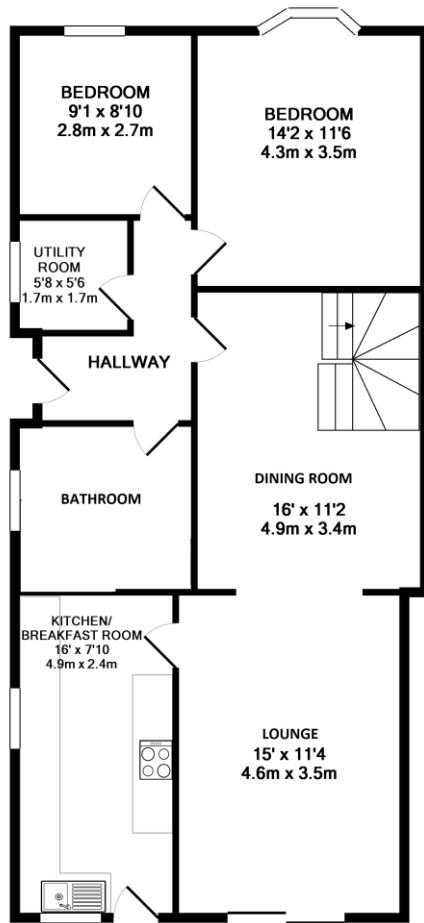
Other Information

Tenure:	Freehold
Approximate age:	To be advised
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	C
Sellers position:	Searching for a property

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



1ST FLOOR
APPROX. FLOOR
AREA 168 SQ.FT.
(15.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.7 SQ.M.)

LONG CLOSE ROAD, HEDGE END, SOUTHAMPTON SO30 4GB
TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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