



RICHMONDS

Watts Road, Hedge End, Southampton, SO30 4EZ

£395,000

A spacious and extended four-bedroom semi-detached home located close to Hedge End village centre and local schools. Internally there is good sized living/dining room, conservatory and a large kitchen/breakfast room with utility area. Outside the property has ample off-road parking and a larger than average rear garden. An internal inspection is strongly recommended to fully appreciate the size of accommodation on offer.

Accommodation

Entrance hallway: Stairs to the first floor, understair storage cupboard
Living/dining room: Window, radiator, fireplace, patio doors to the conservatory

Kitchen/breakfast room: A vast range of wall & base level units. At one end there is plumbing for washing machine, space for tumble dryer, breakfast bar area, integrated fridge freezer and a sink with drainer. The remainder of the kitchen has a space for a dining table, further sink, double oven with hob & extractor over and door & windows to the rear garden

Conservatory: French doors to the rear garden, radiator

First Floor Landing

Bedroom 1: Window, radiator
Ensuite: Bath with mixer taps, Wc, wash hand basin, tiling to principle areas, window, radiator
Bedroom 2: Window, radiator
Bedroom 3: Window, radiator, built in wardrobes
Bedroom 4: Window, radiator
Bathroom: Bath with mixer taps, Wc, wash hand basin, tiling to principle areas, window, radiator

Outside

Front: Enclosed by picket fencing with a block paved driveway and lawned area
Rear: Mainly laid to lawn with a patio area, garden shed and enclosed by panel fencing

Other Information

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

Local Information

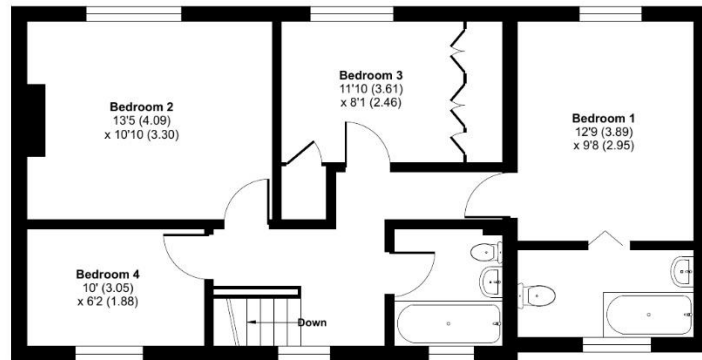
Local Authority: Eastleigh Borough Council

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

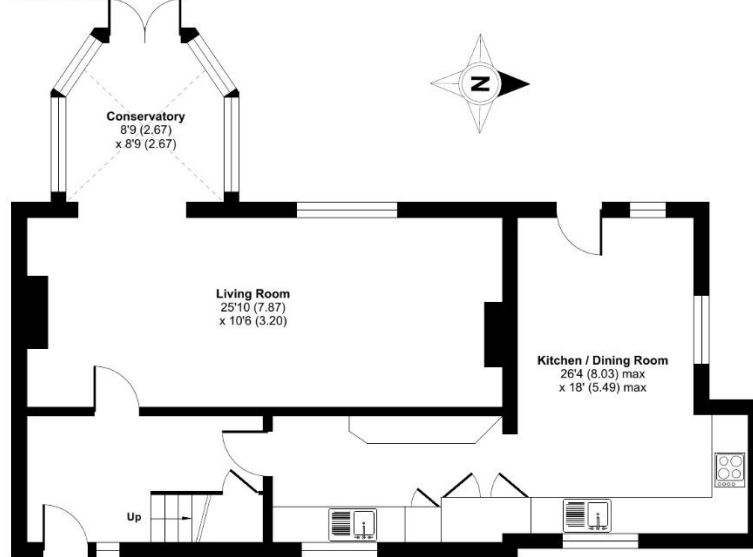
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Approximate Area = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023. Produced for Richmonds Property Services Ltd. REF: 969003



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.

