



RICHMONDS

15 Downland Close, Botley, Southampton, SO30 2SG

£335,000

An extended 3 bedroom semi-detached home with a lounge/dining room, kitchen, utility area, ground floor Wc and first floor family bathroom. Outside there is a garage, off road parking and an enclosed rear garden. The property is offered for sale with no forward chain and is located in a quiet cul-de-sac close to Botley village.

Accommodation

Entrance lobby:	Stairs to first floor
Cloakroom:	Wc, wash basin
Lounge/dining room:	13'7" x 11'5" (4.14m x 3.48m)
Kitchen:	10'2" x 6'8" (3.10m x 2.03m)
Utility:	8'6" x 6'6" (2.44m x 1.98m)

First Floor Landing

Bedroom 1:	14'8" x 9'9" (4.47m x 2.97m)
Bedroom 2:	10'2" x 8'5" (3.10m x 2.57m)
Bedroom 3:	11'2" x 6'0" (3.40m x 1.83m)
Bathroom:	Bath, Wc, wash hand basin

Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council

Outside

Front:	Lawned area with mature plantation, off road parking for several vehicles
Rear:	Mainly laid to lawn, enclosed by panel fencing, patio area
Garage:	Up & over style door to the front

Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	Information to follow
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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 936 sq ft 87 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.

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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.

