



RICHMONDS

1 Downland Close, Botley, Southampton, SO30 2SG

Offers Over £395,000

Situated in a quiet cul-de-sac is this four-bedroom semi-detached family home which is well presented throughout. There is a modern fitted kitchen, ground floor cloakroom, spacious lounge/dining room which leads onto the conservatory. On the first floor all four bedrooms are double and there is a family bathroom. Outside there is an established, private rear garden and to the front there is off road parking and access to the garage. An internal inspection is strongly recommended.

Accommodation

Entrance hallway:	Stairs to first floor
Cloakroom:	Wc, wash hand basin, window
Kitchen:	15'5" x 9'0" max (4.70m x 2.75m max) Window to the front. A range of wall & base level units with integrated appliances to include: washing machine, dishwasher, double oven, hob with extractor, tumble dryer. Space for fridge freezer
Lounge/Dining room:	22'0" x 14'1" (6.70m x 4.30m) Patio doors to the rear garden, French doors to the conservatory
Conservatory:	11'0" x 9'9" (3.35m x 2.97m) French doors to the rear garden

First Floor Landing

Cupboard	
Bedroom 1:	11'10" x 9'5" (3.61m x 2.88m) Window, wardrobe
Bedroom 2:	12'10" x 8'4" (3.92m x 2.55m) Window, wardrobe
Bedroom 3:	10'0" x 9'5" (3.05m x 2.88m) Window, wardrobe
Bedroom 4:	10'4" x 7'9" (3.16m x 2.37m) Window, wardrobe
Bathroom:	6'8" x 6'7" (2.05m x 2.02m) Window, bath with shower attachment over, Wc, wash hand basin, towel rail

Outside

Front:	Off road parking and access to the garage. Lawned area with shrubs
Rear:	Patio coming off the rear of the property leading to a lawned area with flower beds bordering.
Garage:	Up & over style door

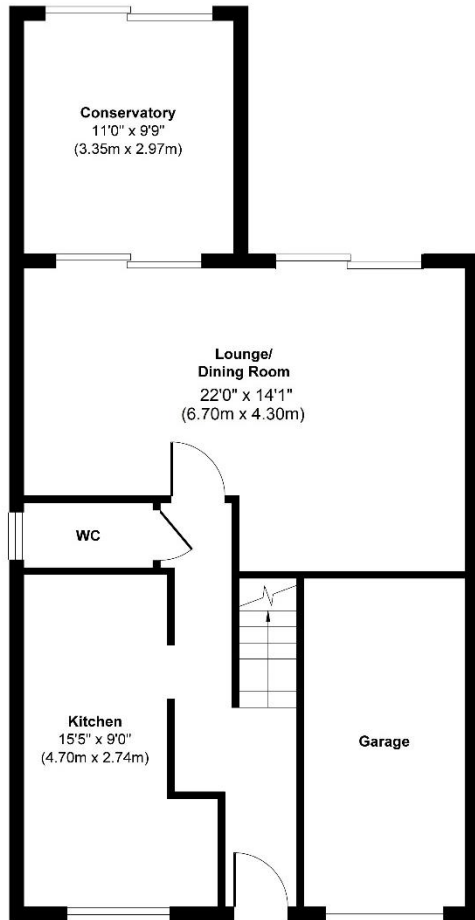
Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Electric Economy 7 heating
Windows:	Double glazing
Loft:	Insulated, partially boarded, light & pull down ladder
Energy Rating:	To be advised
Sellers position:	Found a property to purchase with no forward chain

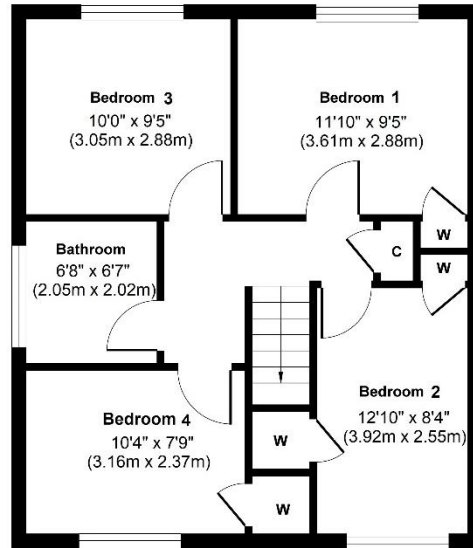
Local Information

Council tax:	Eastleigh Borough Council
Local Authority:	Band D

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



Ground Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)



First Floor
Approximate Floor Area
490 sq. ft
(45.52 sq. m)

Approx. Gross Internal Floor Area 976 sq. ft / 90.67 sq. m

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

Produced by Elements Property



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.

