



RICHMONDS

2 Precosa Road, Botley, Southampton, SO30 2NX

£345,000

A 2 bedroom semi-detached bungalow situated in a highly sought after location on the outskirts of Botley. The accommodation briefly comprises modern kitchen, conservatory, L shaped lounge/dining room, ground floor bedroom and bathroom and second bedroom with an ensuite on the first floor. Outside there is off road parking, well established rear garden, and a half-sized garage.

Accommodation

Entrance hallway:	Storage cupboards, fuse box, doors to:
Lounge/dining room:	15'8" max x 15'6" max (4.78m max x 4.73m max) L shaped room, bay window, radiators, stairs to first floor
Kitchen:	10'0" x 8'0" (3.05m x 2.44m) Doors to the conservatory, a range of base level units, oven with hob over, sink unit, space for fridge freezer
Conservatory:	15'4" x 6'7" (4.68m x 2.01m) Doors to the rear garden, radiator, plumbing for washing machine
Bedroom 1:	13'1" x 7'6" (3.99m x 2.29m) Window, radiator
Bathroom:	6'0" x 4'9" (1.83m x 1.45m) Heated towel rail, window, Wc, wash hand basin with cupboard under, corner shower cubicle

First Floor Landing

	Access to loft area
Bedroom 2:	11'1" x 10'8" (3.38m x 3.25m) Windows, radiator, built in wardrobes, access to loft space
Ensuite:	Panel enclosed bath, wash hand basin with cupboards under, Wc, window

Outside

Front:	Lawned area, path to front door, picket fence, gate to the side of the property
Rear:	Established rear garden which wraps around the property with various raised planters, shrubs, patio and lawned area.
Garage:	Half sized with up & over style door to the front, pedestrian door to the garden. Parking space in front

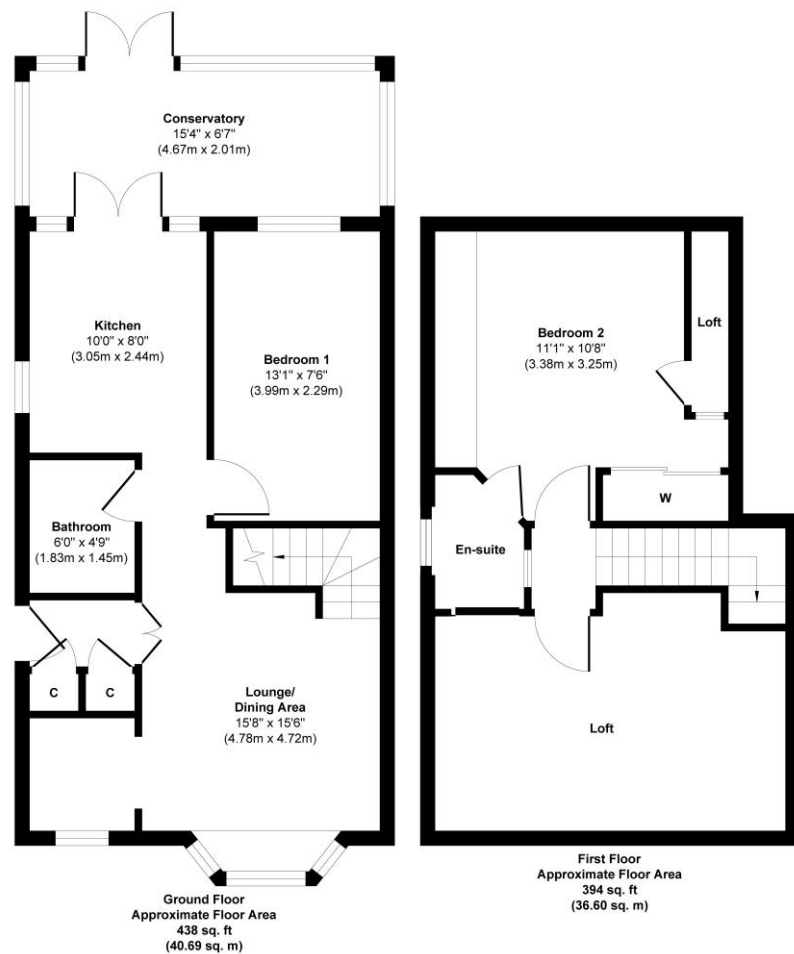
Other Information

Tenure:	Freehold
Approximate age:	1960/70's
Loft area:	Insulated. Accessed at floor level via the landing & bedroom 2
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	C
Sellers position:	No forward chain

Local Information

Council tax:	Band B
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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Approx. Gross Internal Floor Area 832 sq. ft / 77.29 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.

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