



RICHMONDS

Lower Northam Road, Hedge End, Southampton, SO30 4FT

Offers over £390,000

Located on the edge of Hedge End village is this three-bedroom character, semi-detached home which has been extended. There are features such as off-road parking for numerous vehicles and a large rear garden. Internally the accommodation briefly comprises: Dining room, kitchen, utility, spacious living/dining room, ground floor WC, ensuite shower room, family bathroom and three bedrooms. There is also gas central heating and double glazing. An internal inspection is strongly recommended to fully appreciate the sizeable accommodation on offer.

Accommodation

Entrance hallway:	Stairs to first floor, cupboard, radiator
Dining room:	13'11" x 10'6" (4.24m x 3.20m) Bay window to front, radiator
Kitchen:	10'7" x 10'6" (3.20m x 3.23m) Window, radiator, a range of wall & base level units with oven, integrated microwave, hob with extractor, integrated dishwasher & fridge freezer. Combination boiler.
Utility:	7'4" x 6'6" (2.24m x 1.98m) Space for freezer, plumbing for washing machine, window
Living/dining room:	Dining area: 11'7" x 9'4" (3.53m x 2.85m) Living area: 12'1" x 10'9" (3.68m x 3.28) 24'1" overall length. French doors to the rear garden, window to the side, gas coal effect fire, radiator

First Floor Landing

	Radiator, loft access. Half landing with airing cupboard & window to the side
Bedroom 1:	11'9" x 11'8" plus recess (3.58m x 3.56m plus recess) Windows, built in wardrobes, access to ensuite, radiator
Ensuite:	Shower cubicle, Wc, wash basin
Bedroom 2:	14'7" x 10'7" (4.45m x 3.23m) Triple windows to the front, radiator, built in wardrobes
Bedroom 3:	10'8" x 10'6" (3.25m x 3.20m) Window, radiator, wardrobe/cupboard
Bathroom:	Bath, Wc, wash hand basin, shower cubicle, window

Outside

Front:	Concrete, Block paved effect driveway creating off road parking for numerous vehicles, side access to the rear.
Rear:	Large patio area at the side of the property, outside tap, landscaped area with artificial lawn, pergola, shingled borders and feature pathway. Garden shed.

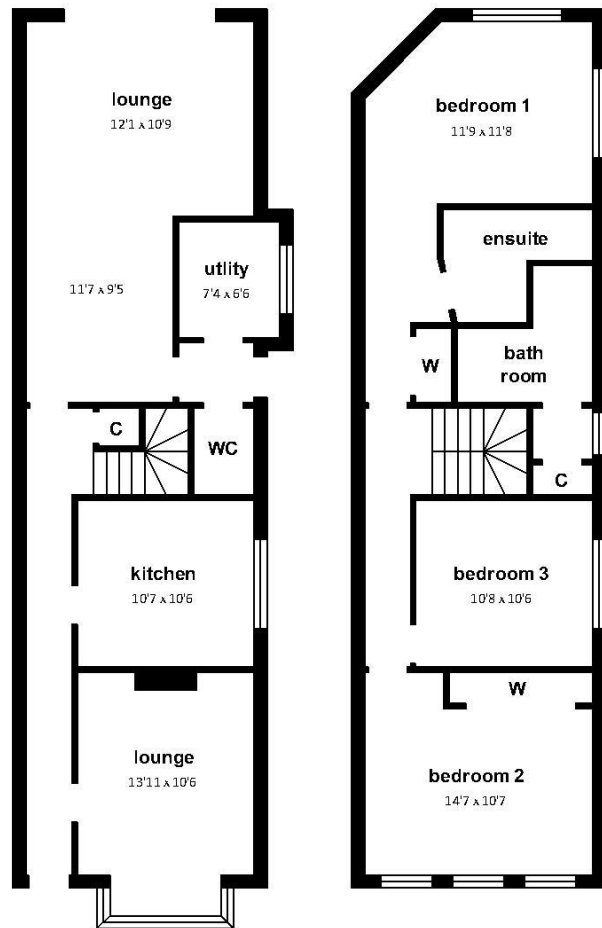
Other Information

Tenure:	Freehold
Approximate age:	1908
Heating:	Gas central heating, boiler located in the kitchen
Windows:	Double glazing
Loft:	Partially boarded with insulation
Energy Rating:	C
Seller's position:	Relocating

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



APPROX FLOOR AREA 1603 sq ft 149 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.

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