



RICHMONDS

22 Deer Walk, Botleigh Lakeside, Southampton, SO30 2QB

£350,000

Offered for sale with no forward chain is this 3 bedroom property situated in the popular Botleigh Lakeside development. There is a good sized lounge, separate dining room, kitchen, ground floor cloakroom, spacious hallway and on the first floor there are three bedrooms with the master benefiting from an ensuite and a family bathroom. Outside there is an enclosed rear garden and there is a garage with a parking space in front.

Accommodation

Entrance hallway:	Stairs to the first floor
Cloakroom:	Window, radiator, Wc, wash hand basin
Lounge:	19' 8" (into bay) x 10' 11" (5.99m (into bay) x 3.33m) Bay window, radiators, French doors to the rear
Dining room:	9' 9" (into bay) x 11' 3" (2.97m (into bay) x 3.43m) Bay window, radiator
Kitchen:	9' 5" (Max) x 11' 3" (2.87m (Max) x 3.43m) Window, door to the rear, radiator, a range of wall & base level units with plumbing for washing machine, plumbing for dishwasher, oven with hob & extractor over, space for fridge freezer, storage cupboard

First Floor Landing

Bedroom 1:	15' 3" (Max) x 12' 10" (Max into recess) (4.65m (Max) x 3.91m (Max into recess)) Window, radiator
Ensuite:	Shower cubicle, Wc, wash hand basin, window, radiator
Bedroom 2:	9' 4" x 13' 4" (Max into recess) (2.84m x 4.06m (Max into recess)) Window, radiator, airing cupboard
Bedroom 3:	8' 3" x 7' 9" (2.51m x 2.36m) Window, radiator
Bathroom:	Bath with shower & screen over, Wc, wash hand basin with vanity unit & cupboard under. Window, radiator

Outside

Front:	Enclosed by brick wall, path to front door, shingled area
Rear:	Low maintenance style rear garden which is paved.
Garage:	Up & over style door with parking space in front

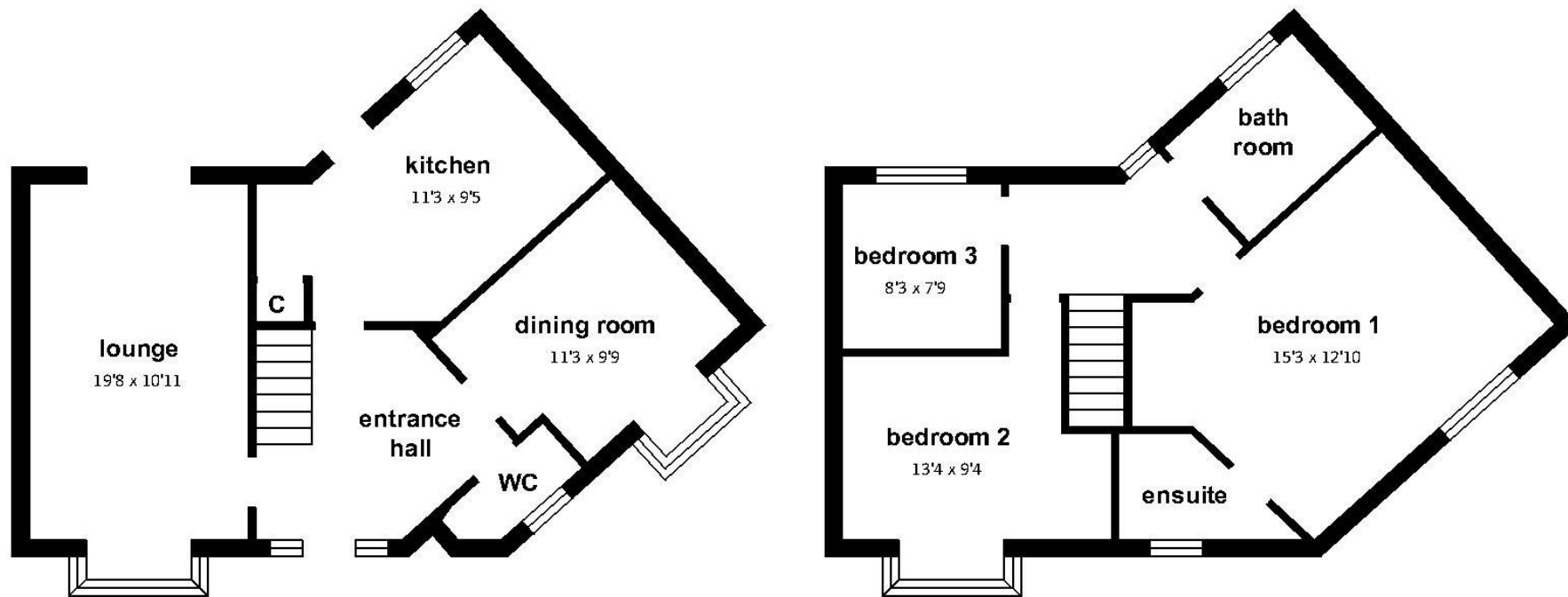
Other Information

Tenure:	Freehold
Approximate age:	2005
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Sellers position:	No forward chain

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council
Energy Rating:	C

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 1237 sq ft 115 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. 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.

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