



RICHMONDS

28 Quob Farm Close, West End, Southampton, SO30 3HE

£344,950

A three-bedroom semi-detached property which has undergone improvements by the current owners to include a refitted kitchen, new flooring and a landscaped rear garden. The property is fortunate enough to sit within a cul-de-sac and has off road parking for two vehicles. Internally there is a spacious lounge, kitchen/dining room, conservatory and three bedrooms to the first floor as well as a modern family bathroom.

Accommodation

Entrance hallway:	Stairway, radiator.
Lounge:	13'6 x 12'9 (4.12m x 3.89m) Window, radiator.
Kitchen/Dining Room:	15'5" x 9'0" (4.70m x 2.75m) A refitted kitchen which has a fitted oven with hob & extractor over, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer and breakfast bar area, double doors to the conservatory.
Conservatory:	11'0 x 9'0 (3.35m x 2.75m) Double glazed construction, access to garden

First Floor Landing

	Airing cupboard, window.
Bedroom 1:	10'0 x 9'2 (3.05m x 2.80m) Window, radiator.
Bedroom 2:	10'0 x 6'9 (3.05m x 2.06m) Window, radiator
Bedroom 3:	8'8 x 7'0 (2.64m x 2.13m) Window, radiator, cupboard
Bathroom:	Bath with shower, WC, wash basin, fully tiled

Outside

Front:	Off road parking for two vehicles, lawned area and path to the front door
Rear:	Landscaped rear garden with decking area, artificial lawn and patio

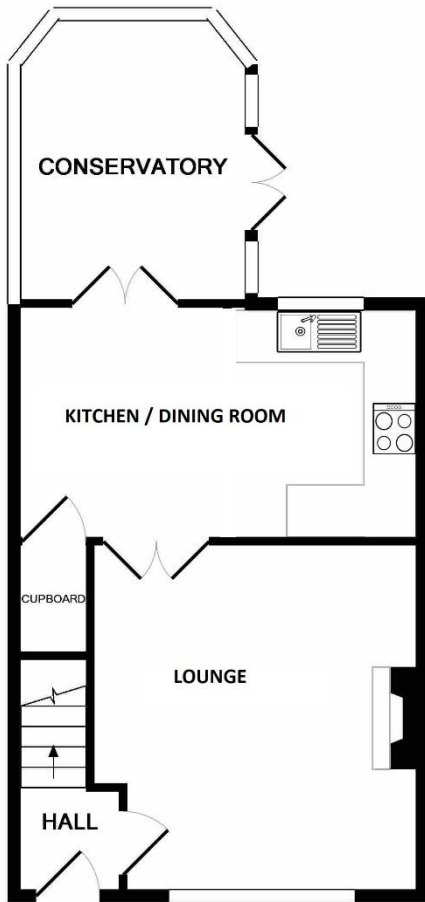
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated, some boarding
Energy Rating:	D
Sellers position:	To be advised

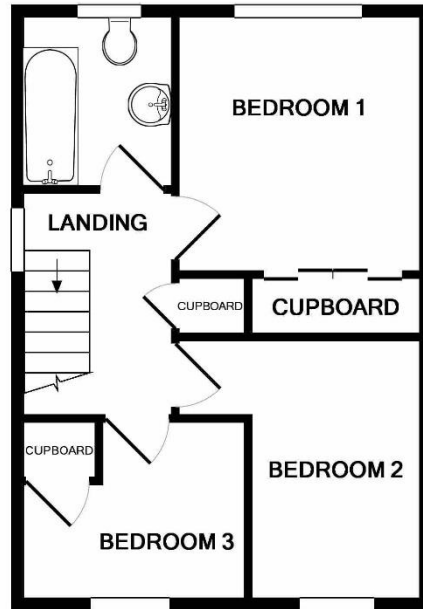
Local Information

Council tax:	Band D
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



GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

