



RICHMOND'S
SALES & LETTINGS
FOR SALE
www.richmondsproperty.com

RICHMOND'S

33 St Catherines Road, Boyatt Wood, SO50 4JT

£350,000

Situated in the ever popular location of Boyatt Wood, is this four bedroom semi detached home, to the ground floor there is a spacious lounge, dining room and kitchen with four bedrooms and a family bathroom to the first floor. Internally there is a light and airy décor, double glazing and gas central heating with off road parking for numerous vehicles, garage and enclosed rear garden. The property sits within easy access of local schools, shops and transport links.

Accommodation

Entrance hallway: Radiator, cupboard, stairs to first floor

Lounge: 14'10" x 12'3" (4.52m x 3.13m) window, radiator. Under stairs storage cupboard with fixed light and shelving.

Dining Room: 12'3" x 7'5" (3.74m x 2.26m) radiator, double doors leading to the rear garden. Access through to the lounge, door leading to kitchen

Kitchen: 12'4" x 7' (3.76m x 2.13m) A range of wall and base units incorporating one and half sink with drainer. Space for a washing machine, fridge, freezer and Oven. Tiled splash backs and window.

First Floor Landing

Loft access, storage cupboard with fixed shelving

Bedroom 1: 12'5" x 8'4" (3.79m x 2.54m) window, radiator, fitted wardrobe.

Bedroom 2: 9'7" x 8'8" (2.92m x 2.64m) window, radiator

Bedroom 3: 9'5" x 7'5" (2.87m x 2.26m) window, radiator

Bedroom 4: 9'6" x 6'5" (2.90m x 1.96m) window, radiator

Bathroom: 7'4" x 5'7" (2.24m x 1.70m) white suite comprising low level wc, wash hand basin, bath with electric shower over, heated towel rail part tiled walls, electric shaving socket, window.

Outside

Front: There is a lawned area with driveway which has off road parking for 3 + cars. Side access to rear garden Outside tap and lighting

Rear: Mainly laid to lawn with patio area the garden has a southerly aspect, side access to the front of the property.

Garage: Up and over door to the front, power and light fitting.

Other Information

Tenure: Freehold

Heating: Gas Central Heating boiler located in hallway cupboard

Loft: Part boarded, insulated, light and fixed shelving

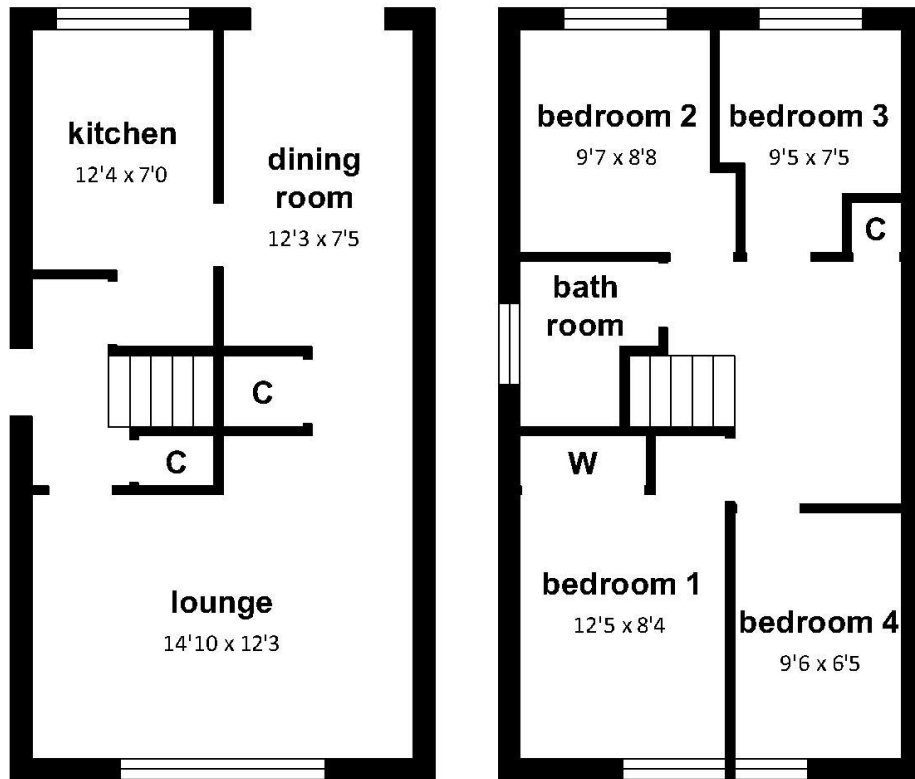
Seller's position: Found a property.

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 839 sq ft 78 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.

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.

