



RICHMONDS

# 10 Chichester Close, Hedge End, Southampton, SO30 2GQ

OIEO £350,000

A spacious three bedroom semi-detached property with off road parking and situated in a cul-de-sac within walking distance to the local schools, shops and train station. This home is presented in excellent order throughout and has versatile accommodation which comprises of: Lounge, kitchen/dining room with Bi-fold doors which lead onto the conservatory, cloakroom, three bedrooms and a shower room to the first floor. There is double glazing, gas central heating, garage & driveway and an enclosed rear garden. An internal inspection is strongly recommended.

## Accommodation

Entrance porch:	Stairs to the first floor, radiator
Cloakroom:	Wc, wash hand basin
Lounge:	14'5" x 11'2" (4.4m x 3.4m) Window, radiator, access to:
Kitchen/Dining area:	17'8" x 11'2" (5.4m x 3.4m) A range of modern wall & base level units incorporating sink with drainer, fitted double oven with hob & extractor hood over, integrated appliances, breakfast bar, door to the rear garden. Bi-fold doors in the dining area leading to the conservatory
Conservatory:	12'10" x 9'1" (3.9m x 2.8m) Double doors to the rear garden
<b>First Floor Landing</b>	Loft access
Bedroom 1:	13'3" x 10'4" (4.0m x 3.2m) Window, radiator, fitted wardrobe
Bedroom 2:	10'4" x 10'4" (3.2m x 3.1m) Window, radiator, fitted wardrobe
Bedroom 3:	8'11" x 8'2" (2.7m x 2.5m) Window, radiator
Shower room:	Double shower cubicle, Wc, wash hand basin with vanity unit and cupboard under, window, radiator, tiling

## Outside

Front:	Off road parking with an adjacent lawned area which could be used for extra parking. Access to the garage
Rear:	Enclosed by panel fencing, patio and decking area and the remainder of the garden laid to lawn with shrub borders.
Garage:	Up & over style door to the front. Power, lighting and pedestrian door to the rear garden

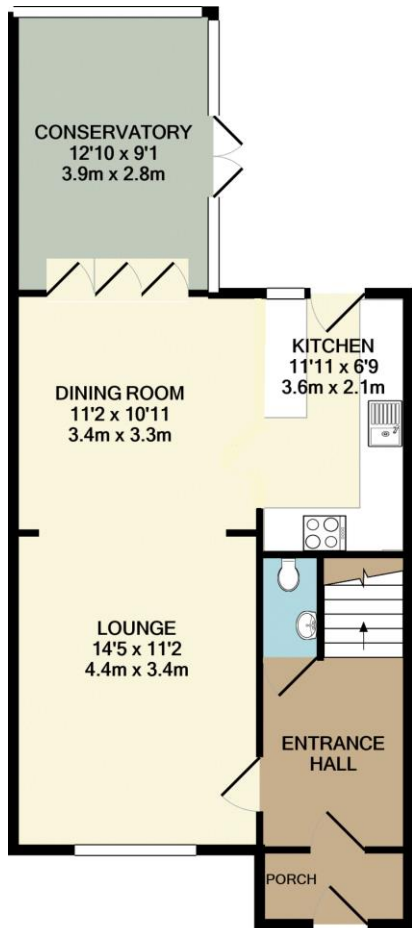
## Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	UPVC Double glazing
Loft:	Insulated
Sellers position:	Searching for a property locally

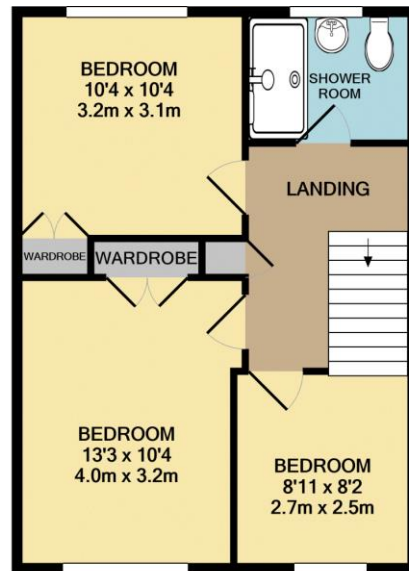
## Local Information

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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 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.

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