



RICHMONDS

3 Grosvenor Gardens, West End, Southampton, SO30 3BP

Guide Price £375,000

A fantastic opportunity to acquire this three bedroom detached bungalow in a sought-after cul-de-sac in West End, offered for sale with no forward chain. There are generously sized rooms including: a lounge, dining room, conservatory, modern kitchen/breakfast room, bathroom and an ensuite to the master bedroom. Outside there is an enclosed rear garden and parking and access to the garage at the front. An internal viewing is strongly recommended.

Accommodation

Entrance hallway:	Cupboard
Kitchen/breakfast room:	12'0" x 10'6" (3.66m x 3.20m) Window & door to the garden. A range of wall & base level units with Aga cooker. Space & plumbing for appliances
Lounge:	15'7" into bay x 13'1" (4.75m into bay x 3.99m) Bay window, fireplace, radiator
Dining room:	12'0" x 11'10" (3.66m x 3.61m) French doors to conservatory, radiator
Conservatory:	8'8" x 7'7" (2.64m x 2.31m) Doors to the rear
Bedroom 1:	13'7" x 11'3" (4.14m x 3.34m) Patio doors to the rear, built in bedroom furniture, radiator, access to ensuite
Ensuite:	Shower cubicle, wash hand basin
Bedroom 2:	10'9" x 9'5" (3.28m x 2.87m) Window, radiator, built in storage
Bedroom 3:	8'8" x 8'7" (2.64m x 2.62m) Window, radiator
Bathroom:	Bath with shower over, Wc, wash hand basin, storage cupboards, radiator

Outside

Front:	Access to the garage, crescent shaped driveway, side access to the rear garden
Rear:	Mainly laid to lawn, garden shed & Green house
Garage:	Up & over style door

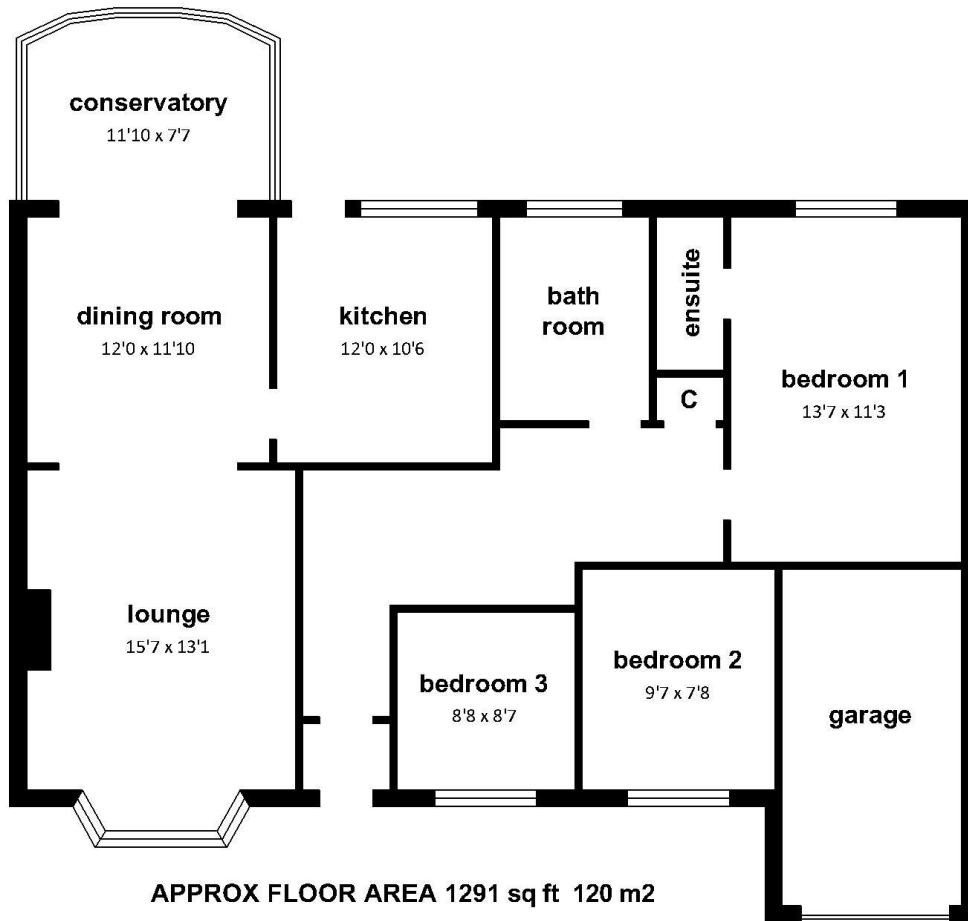
Other Information

Tenure:	Freehold
Approximate age:	1950's
Heating:	Radiator heating via Aga cooker in kitchen. Immersion tank
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Vacant property

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



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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