



RICHMONDS

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

£330,000

A much improved 3 bedroom end of terrace property which is presented in immaculate order throughout. The current owners have modernised the property to a high standard which includes a new integrated kitchen and bathroom, underfloor heating to the ground floor, new Valiant combination boiler and a recently landscaped rear garden. There is also off-road parking and a garage. An internal inspection is the only way to fully appreciate the standard of accommodation on offer.

Accommodation

Entrance hallway:	Stairs to first floor
Sitting room:	13'5" x 12'7" (4.09m x 3.84m)
Kitchen/Dining room:	15'9" x 9'0" (4.80m x 2.75m) Fully integrated kitchen with appliances to include: Instant hot tap, dishwasher, fridge freezer, oven with hob & extractor over and a breakfast bar area. French doors to the rear garden

First Floor Landing

Bedroom 1:	10'5" x 9'2" (3.18m x 2.79m) Fitted wardrobes
Bedroom 2:	10'8" x 6'10" (3.25m x 2.08m)
Bedroom 3:	8'8" x 6'11" (2.64m x 2.11m)
Bathroom:	Panel enclosed back to back bath with digital shower, Wc, wash hand basin

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

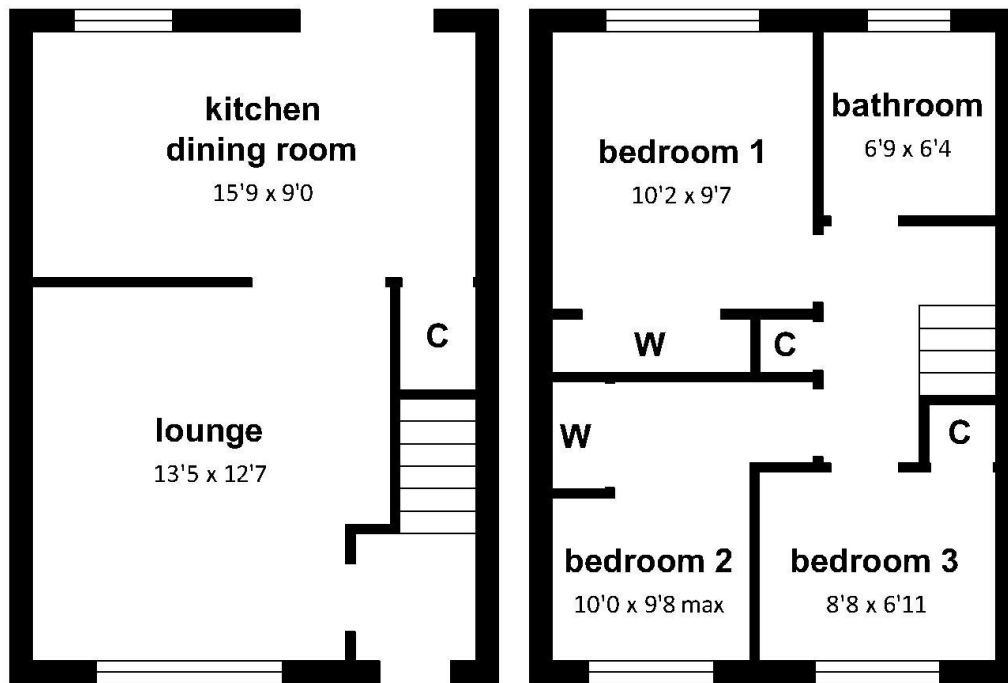
Outside

Front:	Shingled area and path to refitted front door
Rear:	Recently landscaped with patio, raised borders, lawn and thermostatically regulated hot top, garden shed & side access gate
Garage:	Up & over style door. Power & water supply. Plumbing for washing machine

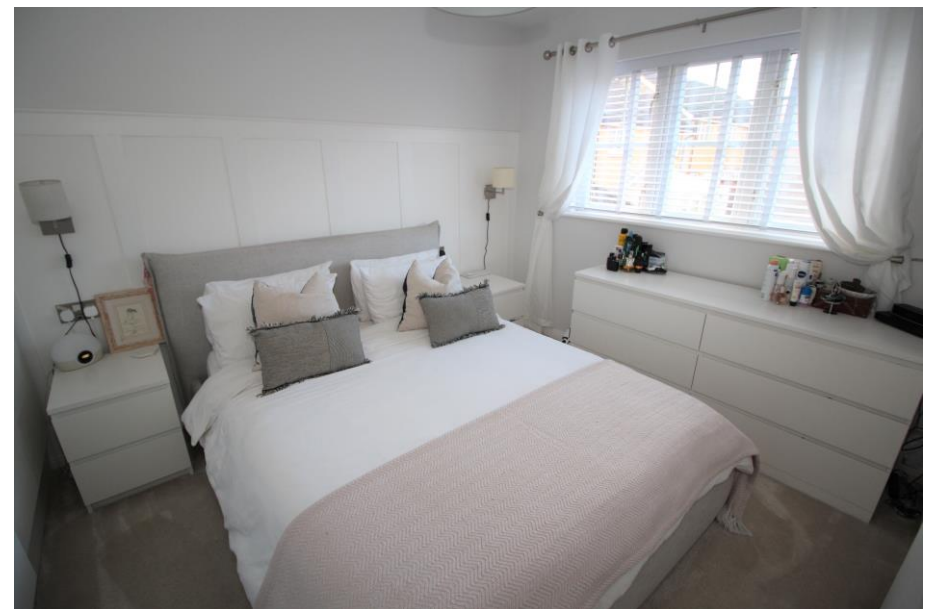
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating, Valiant combination boiler in the loft, "zoned" underfloor heating to the ground floor. New radiators on the first floor
Windows:	Double glazing
Loft:	Boarded with light
Sellers position:	Searching for a property

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 764 sq ft 71 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.

