



RICHMONDS

8 Woodside Way, Hedge End, Southampton, SO30 4BH

£425,000

An immaculately presented three-bedroom detached bungalow in the sought after location of Woodside Way. The property boasts a spacious lounge, kitchen, bathroom, utility, additional shower room and a large conservatory. The rear garden is landscaped and is extremely private. Other features include double glazing, gas central heating, off road parking for numerous vehicles and a garage.

Accommodation

Entrance hallway:	14'4" x 6'3" (4.37m x 1.91m) Loft access, airing cupboard
Lounge:	14'11" x 12'0" (4.55m x 3.66m) French doors to the conservatory, radiator, door to kitchen
Kitchen:	11'11" x 8'11" (3.63m x 2.72m) A range of wall & base level units with sink & drainer, space for Range cooker with extractor over, window, partially tiled, additional storage cupboard, access to utility
Utility:	7'5" x 6'2" (2.26m x 1.88m) Plumbing for washing machine, dishwasher & space for fridge freezer, door & window to the rear
Shower room:	Shower cubicle, low level Wc, wash hand basin, window, partially tiled
Conservatory:	14'11" x 13'7" (4.55m x 4.14m) Two radiators, doors to the rear garden
Bedroom 1:	12'0" x 9'10" (3.66m x 3.00m) Window, radiator, fitted wardrobes
Bedroom 2:	11'7" x 9'8" (3.53m x 2.95m) Window, radiator, fitted storage
Bedroom 3:	9'11" x 8'5" (3.02m x 2.57m) Window, radiator
Bathroom:	White suite comprising: Low level Wc, wash hand basin, bath with shower over, partially tiled, window, storage

Outside

Front:	An attractive frontage with lawned area and shrub borders, off road parking for numerous vehicles.
Rear:	Enclosed by panel fencing, wooded aspect, lawned area, additional patio, well stocked flower beds.
Garage:	Up & over style door to the front, side pedestrian door, power & lighting

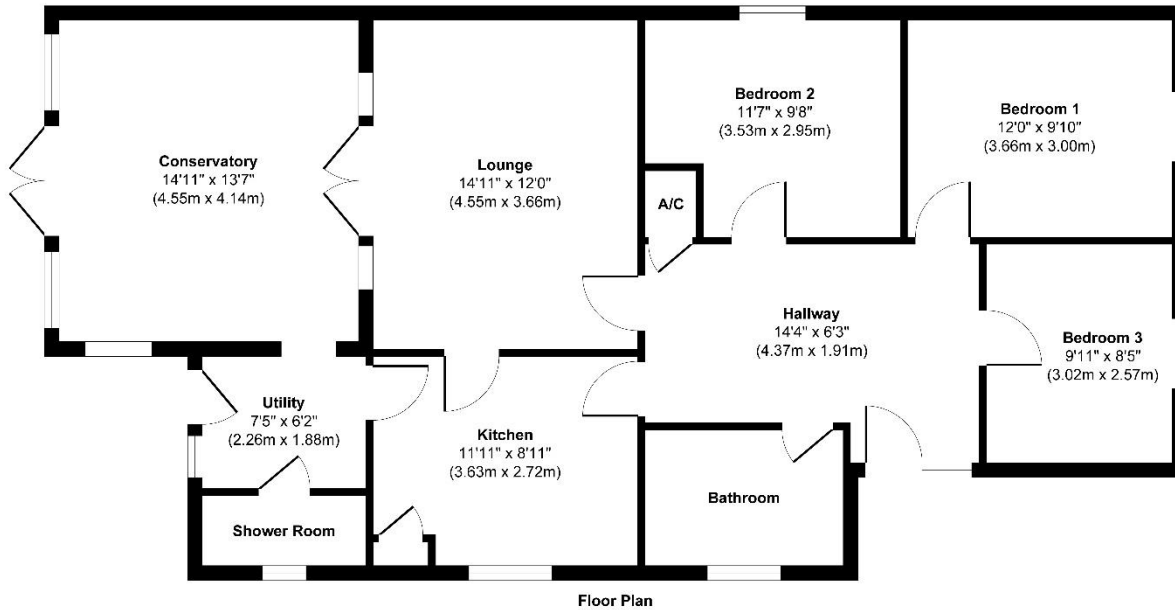
Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Searching for a property to purchase locally

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



Approx. Gross Internal Floor Area 901 sq. ft / 83.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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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