



RICHMONDS

# 21 Malvern Gardens, Grange Park, Southampton, SO30 2UJ

£379,950

An immaculately presented three-bedroom link detached house in a sought after cul-de-sac close to the train station, local schools and amenities. Internally there is a spacious lounge, kitchen/dining room, study, ground floor cloakroom, master bedroom with ensuite and a family bathroom. Externally the gardens have been well maintained and the rear garden is non overlooked and backs onto the bridle paths. To the front there is off road parking and access to the garage. An internal inspection is highly recommended to fully appreciate the condition of the property on offer.

## Accommodation

Entrance hallway:	Stairs to first floor
Cloakroom:	Wc, wash hand basin, window, radiator
Lounge:	15'7" x 15'3" (4.75m x 4.65m) Window to the front, radiators, feature fireplace
Kitchen/Dining room:	15'7" x 7'9" (4.75m x 2.36m) Wall & base level units with space for cooker, plumbing for washing machine, sink with drainer, space for low level fridge, larder cupboard, window & patio doors to the rear, radiator, archway to study
Study:	7'9" x 7'9" (2.36m x 2.36m) Window to the rear, radiator

## First Floor Landing

Bedroom 1:	11'2" x 9'1" (3.40m x 2.77m) Window to the rear, radiator, built in wardrobes & cupboards, access to ensuite
Ensuite:	Shower cubicle, wash hand basin, radiator
Bedroom 2:	9'4" x 9'1" (2.85m x 2.77m) Window to the front, radiator
Bedroom 3:	7'11" x 6'3" (2.41m x 1.90m) Window to the rear, radiator
Bathroom:	Window to the front, panel enclosed bath with mixer taps & shower attachment, Wc, wash hand basin, radiator

## Outside

Front:	Block paved frontage creating ample off road parking. Access to the garage
Rear:	A secluded rear garden enclosed by brick wall & panel fencing. Patio coming off the rear of the property with garden path, manicured lawns and flower beds bordering.
Garage:	Powered insulated sectional garage door

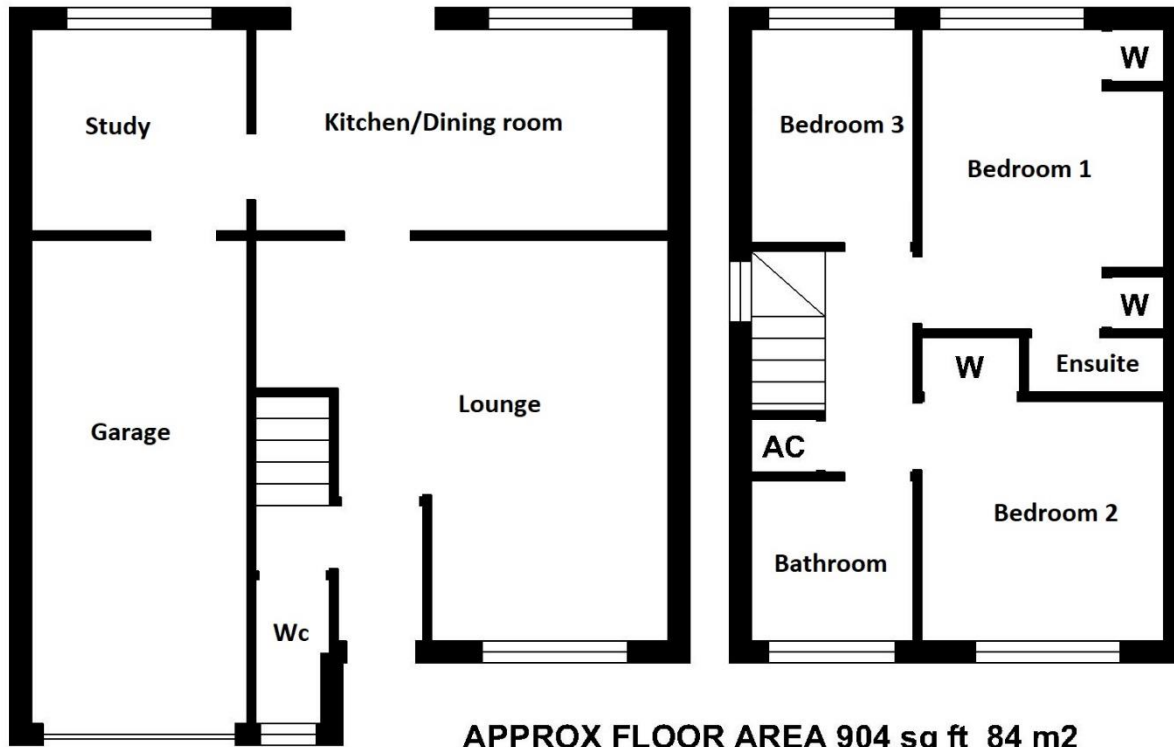
## Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	D
Sellers position:	No forward chain

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



**APPROX FLOOR AREA 904 sq ft 84 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.

