



RICHMONDS

Netley Firs Road, Hedge End, Southampton, SO30 4AY

£548,500

A stylish three bedroom detached bungalow with the added benefit of an Annexe. The secluded, large rear garden is landscaped and provides access to the Annexe which has a shower room, fourth bedroom (currently used as an office) and entertainment/lounge/kitchen area. There is off-road parking for up to five/six vehicles and the garden stretches to 150 feet in length. Internally there is light and spacious accommodation which includes a sitting room, kitchen/breakfast room, utility area, ensuite to the master bedroom, bathroom and two further good-sized bedrooms.

Accommodation

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|-------------------------|--|
| Entrance hallway: | Loft access |
| Sitting/dining room: | 19' 3" x 13' 7" (5.87m x 4.14m) Patio doors to the rear garden, windows, radiator |
| Kitchen/breakfast room: | 12' 5" x 9' 8" (3.78m x 2.95m) A range of wall & base level units with sink unit, space for tumble dryer, double oven, hob, space for fridge freezer |
| Utility area: | 6' 0" x 10' 1" (3.07m x 1.83m) Plumbing for washing machine & dishwasher, cupboard housing the boiler |
| Bedroom 1: | 14' 3" x 13' 5" (4.34m x 4.09m) Window, radiator, built in bedroom furniture |
| Ensuite: | Stylish suite comprising: Wc, wash hand basin with storage, shower cubicle |
| Bedroom 2: | 11' 9" x 10' 9" (3.58m x 3.28m) Window, radiator |
| Bedroom 3: | 14' 3" x 7' 9" max. (4.34m x 2.36m max) Window, radiator |
| Bathroom: | Panel enclosed bath with shower & screen over, Wc, wash hand basin with storage |

Outside

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|---------|--|
| Front: | Off road parking for up to 5 to 6 vehicles |
| Rear: | The rear garden has a lawned area with hedge borders and a patio area. There are French doors to the Annexe which has a shower room with WC & wash basin, fourth bedroom and an entertainment/lounge/kitchen area. |
| Garage: | Electric Up & over style door, power & light |

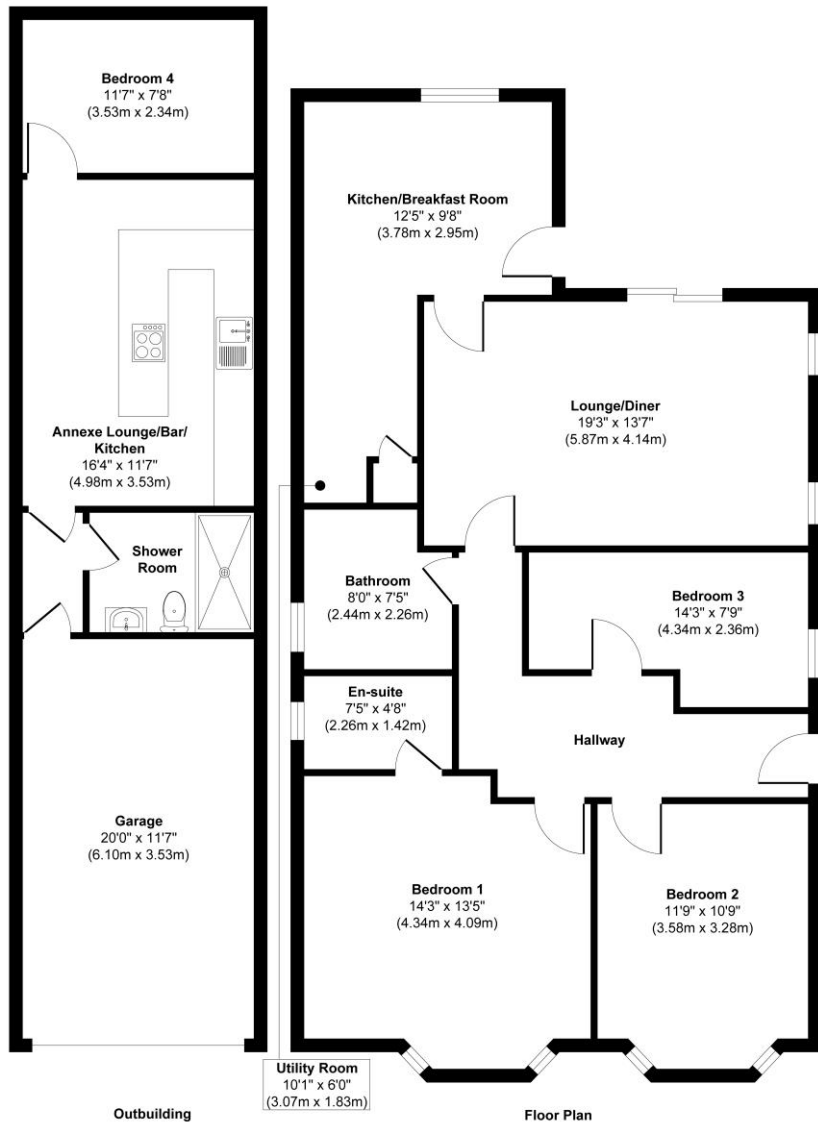
Other Information

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|-------------------|---------------------|
| Tenure: | Freehold |
| Heating: | Gas central heating |
| Windows: | Double glazing |
| Loft: | Insulated, ladder |
| Sellers position: | To be advised |

Local Information

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|------------------|---------------------------|
| Council tax: | Band E |
| 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 1074 sq. ft / 99.77 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.

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.

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