



RICHMONDS

Freegrounds Road, Hedge End, Southampton, SO30 0HS

Offers Over £435,000

An immaculate two-bedroom detached bungalow in the heart of Hedge End village. There is an open plan kitchen/dining room, living room, conservatory, spacious hallway and shower room. The property has been modernised throughout and there is gas central heating and double glazing. Outside there is a garage and driveway parking as well as an enclosed rear garden.

Accommodation

Entrance hallway:	Loft access, airing cupboard, radiator
Living room:	16'5" x 11'11" (5.0m x 3.6m) Dual aspect room, feature fireplace, radiator, arch to:
Dining room:	9'5" x 8'11" (2.9m x 2.7m) Open to:
Kitchen:	10'4" x 8'11" (3.2m x 2.7m) A modern fitted kitchen with a range of wall & base level units, gas hob with extractor over, double oven, space for fridge freezer,
Conservatory:	17'0" x 6'7" (5.2m x 2.0m) Door to the rear garden, radiator, plumbing for washing machine
Bedroom 1:	14'9" x 11'4" (4.5m x 3.5m) Window, radiator, a range of built in furniture
Bedroom 2:	11'2" x 9'3" (3.4m x 2.8m) Window, radiator, built in wardrobes
Shower room:	Large walk in shower, Wc, wash hand basin with vanity unit & cupboards under, window, tiling

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

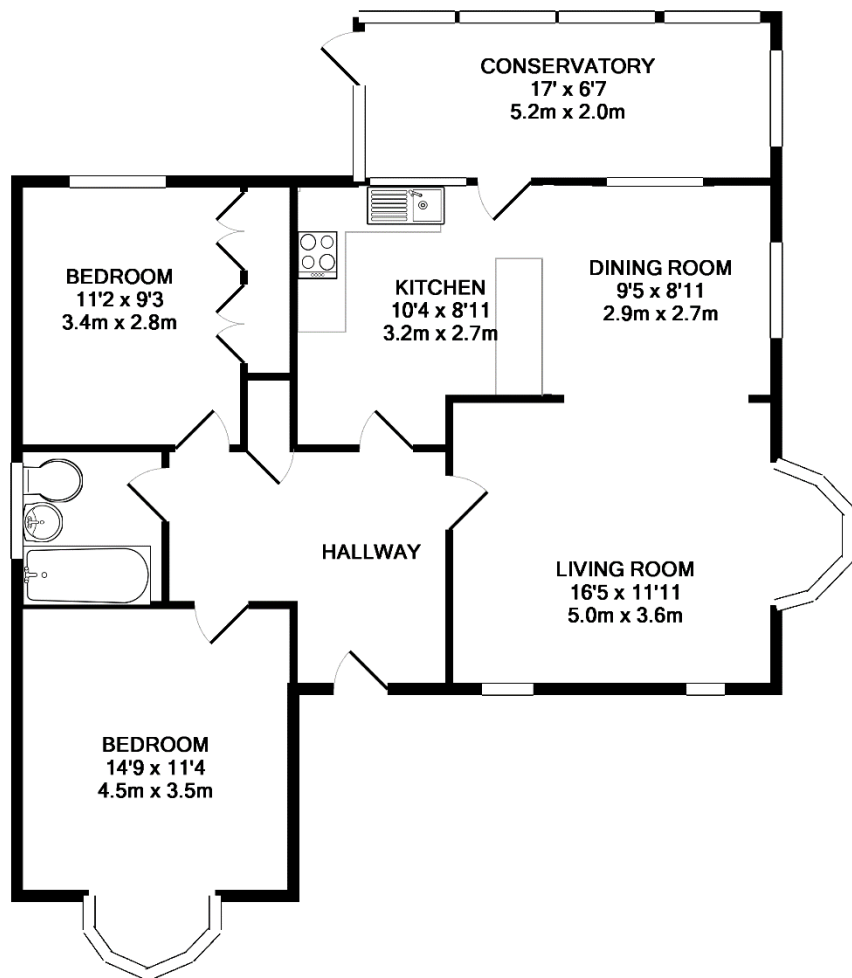
Outside

Front:	Off road parking
Rear:	Various patio/seating areas, remainder of the garden is mainly laid to lawn with flower beds bordering
Garage:	Up & over style door, pedestrian door to garden. Additional storage area behind the garage

Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating, combination boiler located in the kitchen
Windows:	Double glazing
Loft:	Insulated, ladder & light. Some boarding
Energy Rating:	To be advise
Sellers position:	Found a property with no forward chain

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



FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HS
TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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