



RICHMONDS

## Elliot Rise, Grange Park, Southampton, SO30 2RU

Guide Price £500,000

Elliot Rise is arguably one of the most desired locations in Grange Park. This 4-bedroom home is being sold for the first time since the current owners purchased new from Bovis Homes in 1989; they have very much enjoyed their time living here and it will be a sad day when they leave. This property offers the new owners the opportunity to really make the property their own as it now requires some internal updating. The home has been cared for and well maintained over the years with improvements including a boiler replacement, PVC windows, soffits, and fascia. The latest large financial addition is the electric car charger and solar roof panel system with storage battery which was only installed this year and has virtually resulted in "standing charge" only electricity bills. This will be a huge financial saving to the new owners.

This house style is well known for its traditional layout and functional bedroom sizes, and although it works in the current layout, many of this style have been adapted to create open plan living at the rear, garage conversions and indeed loft conversion. This is a great opportunity to purchase a beautiful family home in a very sought-after location and it is anticipated that there will be considerable interest.

### Other Information

Tenure: Freehold  
Approximate Age: 1989  
Heating: Gas central heating  
Windows: UPVC double glazed  
Energy Rating: D  
Sellers Position: Relocating

### Local Information:

Council Tax: E  
Local Authority: Eastleigh Borough Council





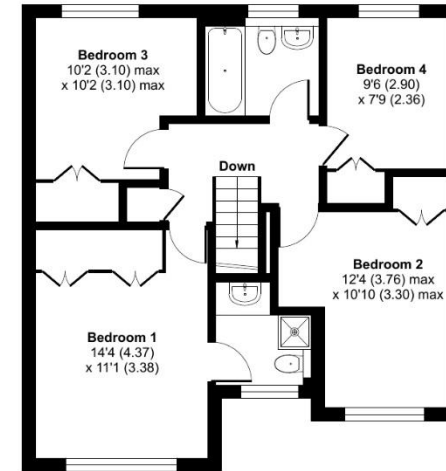
## Elliot Rise, Hedge End, Southampton, SO30

Approximate Area = 1245 sq ft / 115.6 sq m

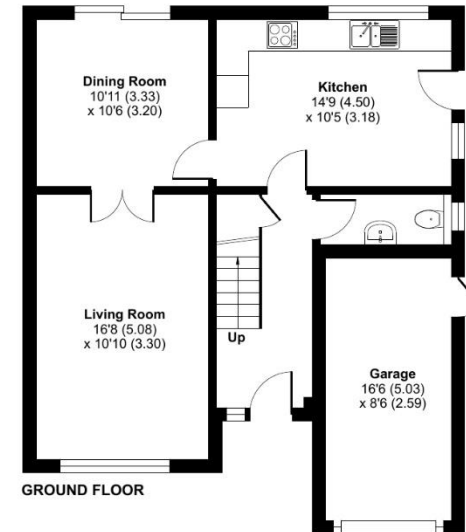
Garage = 131 sq ft / 12.1 sq m

Total = 1376 sq ft / 127.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richmonds Property Services Ltd. REF: 1031313

**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**

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