



RICHMONDS

14 Lyons Place, Hedge End, Southampton, SO30 0JB

Offers Over £425,000

Located close to Hedge End village centre is this double fronted, 4 bedroom family home. There is a lounge, dining room, kitchen, utility, cloakroom and a cinema room which has been created from the converted garage. The master bedroom benefits from an ensuite shower room and there is also a family bathroom. Outside the property has off road parking in front of the storage area (former garage) and the rear garden is private.

Directions

From our office in Freegrounds Road, Turn right onto Freegrounds Road, Turn right onto Lower Saint Helens Road, Continue forward onto Upper Saint Helens Road, the property can be located in Lyons Place by our Richmonds for sale board

Accommodation

Entrance hallway: Front door and courtesy light:
Staircase to first floor, control panel for alarm, smoke alarm
Cloakroom: Low level W.C, wash hand basin, tiled splash backs
Lounge: 18'5 (5.61m) x 12'7 (3.83m). French doors to dining room
Dining Room: 13' (3.96m) x 8' (2.44m). French doors to garden
Kitchen: 12'11 (3.93m) x 9'9 (2.97m) Max. Stainless steel drainer with mixer tap, cupboard under, a further range of eye level and base mounted units with lighting and roll top surface, tiled splash backs, wine rack, built in double fan assisted oven with gas hob and extractor over, built in dish washer and fridge freezer, door to dining room and archway to utility room
Utility: Stainless steel drainer with mixer tap and cupboard under with roll top surface, tiled splash backs, wall mounted gas boiler with control panel, space for washing machine and vented for tumble dryer

First Floor Landing

Smoke alarm, airing cupboard with shelving and access to loft space
Bedroom 1: 12'4 (3.76m) x 9'1 (2.77m). Door to ensuite
Ensuite: Tiled shower cubicle, pedestal wash hand basin, low level W.C, shaver point, fully tiled walls and floor, heated towel rail
Bedroom 2: 12'4 (3.76m) x 7' (2.13m). Built in wardrobe with mirrored front
Bedroom 3: 9'10 (2.99m) x 9'7 (2.92m). Built in wardrobe with mirrored front
Bedroom 4: 11'3 (3.43m) x 8'6 (2.59m) Max.
Bathroom: Panelled bath with mixer shower hose, folding shower screen, wash hand basin, enclosed W.C, fully tiled walls, heated towel rail and tiled flooring

Outside

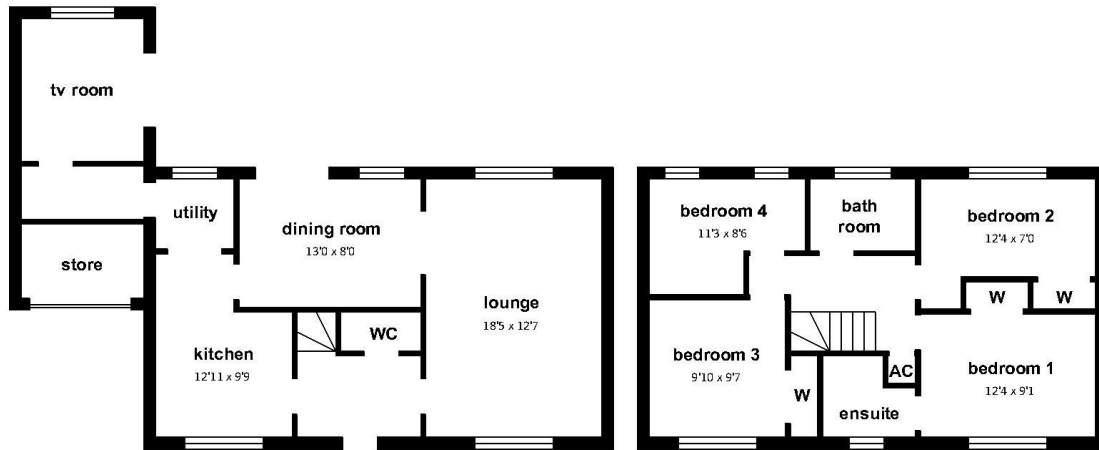
Front: Shrub borders with pathway leading to entrance door and off road parking for one car
Rear: Mainly laid to lawn with patio and shrub borders, shed, outside tap, power socket and fully enclosed with gate to side access
Garage: Electric roll up door to the front storage area. The rear of the garage has been converted to create a TV/cinema room which measures 12'0" x 8'0" and has an electric heater

Other Information

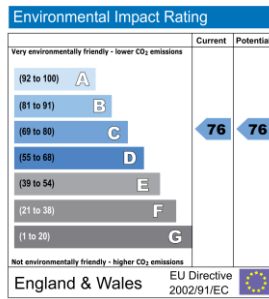
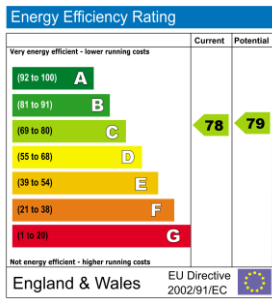
Tenure: Freehold
Heating: Gas central heating
Windows: Double glazing
Sellers Position: No forward chain

Local Information

Council Tax: Band E
Local Authority: Eastleigh Borough Council



APPROX FLOOR AREA 1345 sq ft 125 m2



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.

