



RICHMONDS

# 12 Downland Place, Hedge End, Southampton, SO30 0PR

£425,000

A well presented and spacious family home with 3 bedrooms and located within a quiet cul-de-sac on the edge of Hedge End village. Features include a spacious sitting/dining room and a conservatory leading onto the landscaped garden as well as an extended area off the kitchen which is used as a breakfast room. Distant views including old Winchester Hill from the garden are among many features within this clean and tidy home

## Accommodation

Entrance hallway:	Stairway, cupboard, radiator, thermostat
Cloakroom:	Window, radiator, wc, wash basin
Kitchen:	9'8" x 7'10" (2.95m x 2.39m) Window, a range of eye & base level units with drawers, work surfaces and sink unit, fitted oven & hob, fitted microwave & fitted dishwasher, fridge & separate freezer, plumbing for washing machine
Breakfast room:	10'4" x 7'7" (3.15m x 2.31m) Window to the side, French doors to the decking, radiator
Sitting/Dining room:	<b>Sitting area:</b> 13'6" x 12'0" (4.12m x 3.66m) Window, radiator, gas fire place <b>Dining area:</b> 11'0" x 9'4" (3.35m x 2.85m) French doors to the conservatory, radiator
Conservatory:	11'0" x 10'7" (3.35m x 3.23m) Double glazed & brick work construction with pitched glass roof. French doors to decking
<b>First Floor Landing</b>	Window to side, airing cupboard
Bedroom 1:	12'0" x 10'10" (3.66m x 3.30m) Window, radiator, built in wardrobes
Bedroom 2:	11'8" x 9'3" (3.56m x 2.82m) Window, radiator
Bedroom 3:	9'8" x 7'10" (2.95m x 2.39m) Window, radiator
Bathroom:	Window, towel rail, modern white suite comprising: Bath with fitted power shower, wc, wash basin, granite window-sill, fully tiled, underfloor heating, extractor fan

## Outside

Front:	Driveway with adjacent lawned area, access down the side of the property
Rear:	Landscaped garden with lawned area and borders, patio area and decking, outside tap
Garage:	Up & over style door, side entrance door

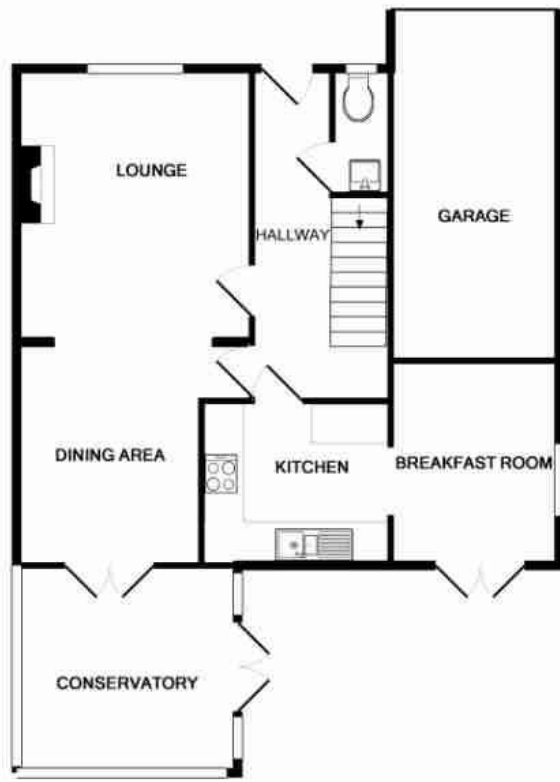
## Other Information

Tenure:	Freehold
Heating:	Gas central heating, boiler located in kitchen, tank in airing cupboard
Windows:	Double glazing
Loft:	Hinged loft access with ladder, light, insulation, partially boarded
Energy Rating:	To be advised
Sellers position:	No forward chain

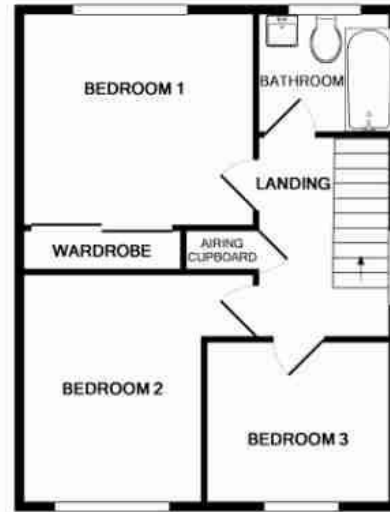
## Local Information

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)



GROUND FLOOR  
APPROX. FLOOR  
AREA 834 SQ.FT.  
(77.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 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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