



RICHMONDS

# 7 The Haven, Eastleigh, Hampshire, SO50 4LD

OIEO £325,000

A well proportioned three bedroom semi-detached home with an open plan kitchen/dining room, sitting room, conservatory, ground floor Wc and a four piece family bathroom. This property is ideally situated in a cul-de-sac close to the local schools and transport links. Outside there is off road parking and a spacious enclosed rear garden. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

## Accommodation

Entrance hallway:	Stairs to the first floor
Sitting room:	12'4" x 11'5" (3.76m x 3.48m) Window, radiator
Kitchen/Dining room:	19'7" x 10'6" (5.97m x 3.20m) A range of wall & base level units with breakfast bar area, space for large fridge freezer, space for Range cooker with extractor over, plumbing for dishwasher, 1 ½ bowl sink with drainer, radiator, door to conservatory
Utility area:	Door to side, plumbing for washing machine
Cloakroom:	Wc
Conservatory:	10'9" x 7'8" (3.28m x 2.34m) Doors to the rear garden

## First Floor Landing

Bedroom 1:	11'6" x 10'7" (3.51m x 3.23m) Window, radiator
Bedroom 2:	10'5" x 9'0" (3.18m x 2.75m) Window, radiator
Bedroom 3:	10'4" x 8'6" (3.15m x 2.59m) Window, radiator
Bathroom:	7'0" x 5'10" (2.13m x 1.78m) Shower cubicle, bath with shower attachment, Wc, wash hand basin, window

## Outside

Front:	Off road parking, side gate to rear garden
Rear:	Mainly laid to lawn, pathway, shed, enclosed by panel fencing

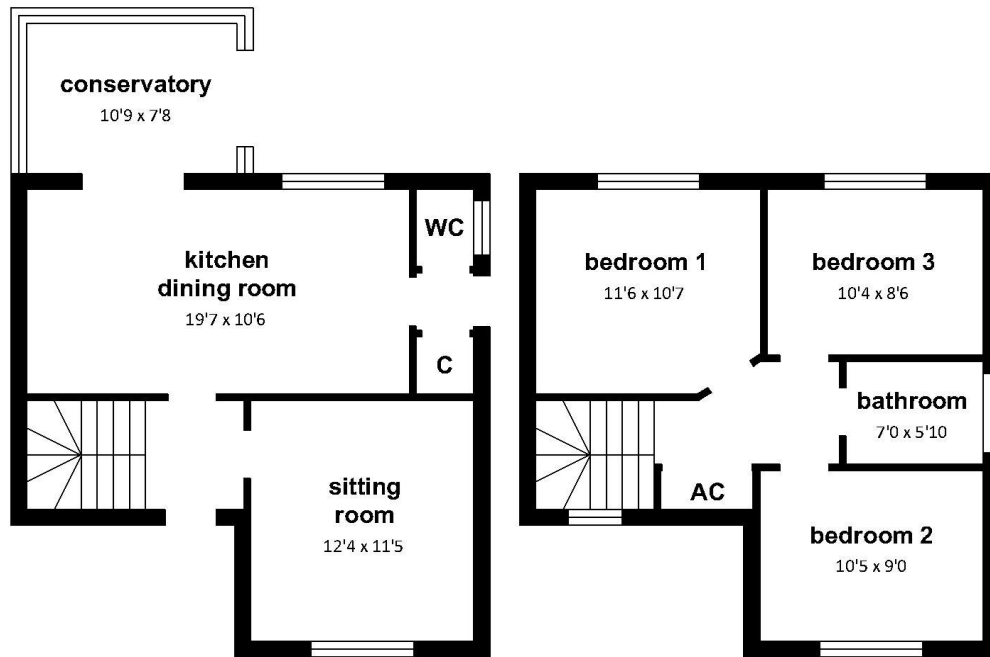
## Other Information

Tenure:	Freehold
Approximate age:	To be advised
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	E
Sellers position:	Searching for a property

## Local Information

Council tax:	Band C
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)



**APPROX FLOOR AREA 990 sq ft 92 m2**



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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