



RICHMONDS

3 Mallard Gardens, Grange Park, Southampton, SO30 2XJ

£440,000

A well presented four bedroom detached family home in a sought-after cul-de-sac in Grange Park. The property has a modern kitchen, open plan sitting/dining room, four good sized bedrooms, family bathroom and an ensuite shower room to master bedroom. An internal inspection is strongly recommended to fully appreciate the properties location and accommodation on offer.

Accommodation

Entrance hallway:	Stairs to first floor
Cloakroom:	Low level wc, pedestal wash hand basin
Sitting/dining room:	L shaped 14'10" x 10'6" (4.52m x 3.20m) open plan to the dining area. Doors to the garden
Dining area:	11'6" x 8'10" (3.51m x 2.69m) Window to rear
Kitchen:	A bespoke kitchen comprising of range and base level stainless steel style units, hob with extractor hood over, separate oven, space for fridge freezer to remain, integrated dishwasher

First Floor Landing

Bedroom 1:	12'10" x 10'6" (3.92m x 3.20m) Fitted wardrobes, access to ensuite
Ensuite:	Shower cubicle, low level wc, pedestal wash hand basin
Bedroom 2:	10'8" x 10'6" (3.25m x 3.20m) Fitted wardrobe
Bedroom 3:	9'2" x 9'0" (2.80m x 2.75m) Fitted wardrobe and airing cupboard
Bedroom 4:	8'0" x 7'0" (2.44m x 2.13m)
Bathroom:	Panel enclosed bath, shower mixer taps over, low level wc, pedestal wash hand basin

Outside

Front:	Block paved driveway creating off road parking
Rear:	Mainly laid to lawn with patio area, garden shed and enclosed by brick wall & fencing
Garage:	Up & over style door

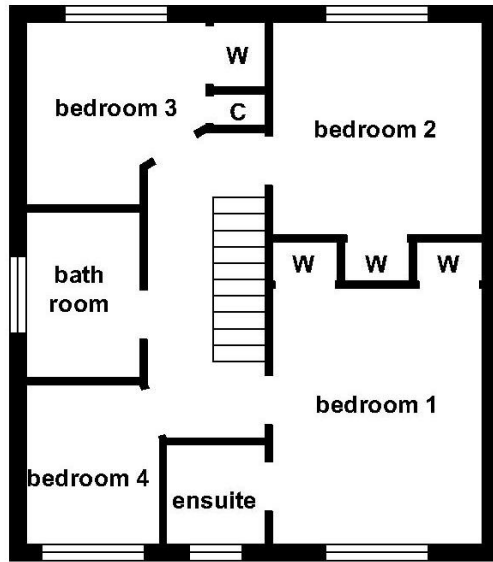
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	D
Sellers position:	No forward chain

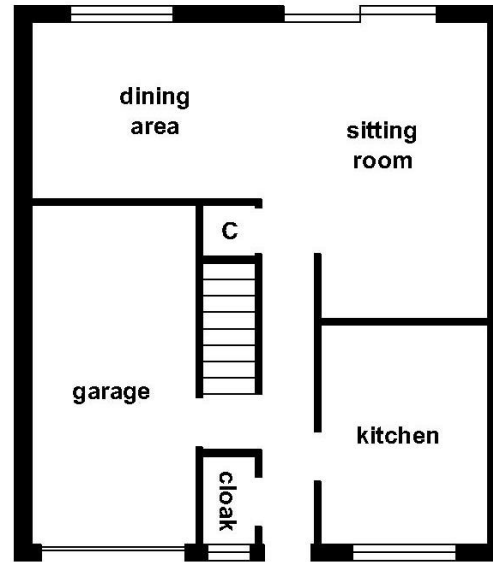
Local Information

Council tax:	Band E
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 or go to www.richmondsproperty.co.uk



first floor



ground floor

**ARROWS SHOW EXTENT OF MEASUREMENTS
SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, according to the law, you should 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. 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.

