



RICHMONDS

## Shafford Meadows, Hedge End, Southampton, SO30 4SU

OIEO £335,000

A well-presented three-bedroom, semi-detached home situated in a quiet cul-de-sac in Hedge End. The excellent location provides local schools and amenities within walking distance and easy access to the M27 motorway.

There is a spacious lounge/diner with doors leading to the rear garden with the addition of a side aspect bay window. The modern kitchen has fitted appliances and there is also a downstairs cloakroom which compliments this family home.

Upstairs, there are 3 bedrooms plus an ensuite shower to the master bedroom.

Other features include gas central heating, double glazing and two off road parking spaces to the rear.

### Other Information

Tenure: Freehold

Community Charge: Approx. £260, payable every 6 months

Approximate Age: 2014

Heating: Gas central heating (boiler in kitchen)

Windows: UPVC double glazing

Loft: Ladder, light and boarded

Energy Rating: B

Solar Panels: Yes (gas and electric bills approx. £200 per month, including charging car)

Sellers Position: No forward chain

### Local Information:

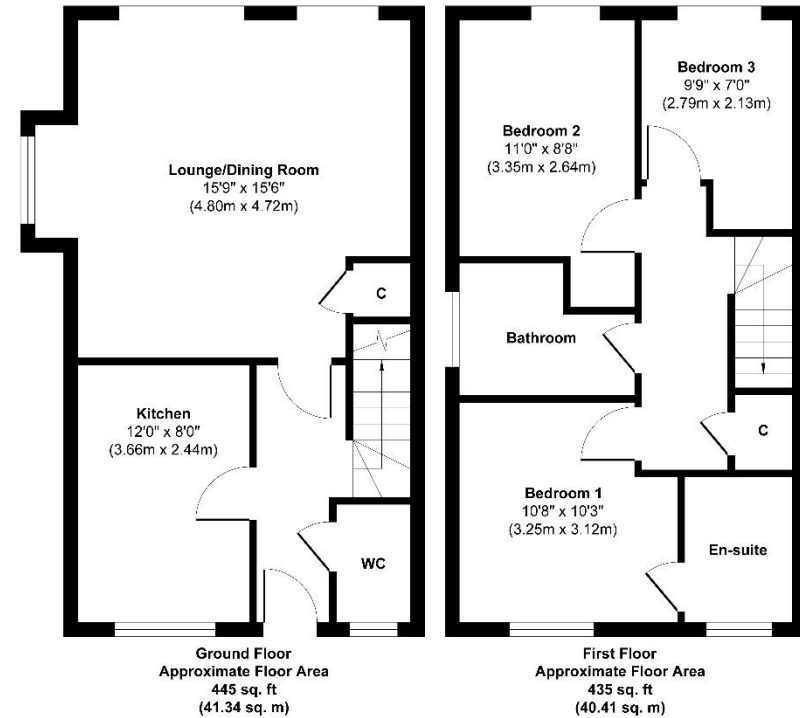
Council Tax: C

Local Authority: Eastleigh Borough Council





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Approx. Gross Internal Floor Area 880 sq. ft / 81.75 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.  
Produced by Elements Property

**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**

R545 Ravensworth 01670 713330

