

RICHMONDS
PROPERTY
SALE
richmondsgroup.co.uk



RICHMONDS

Downland Close, Botley, Southampton, SO30 2SG

Offers Over £400,000

A beautifully presented four-bedroom semi-detached home situated in a quiet-cul-de-sac in Botley. Features include a modern kitchen/breakfast room, separate utility room and a 22ft lounge/diner which leads to a spacious conservatory. There is also an entrance hallway and downstairs cloakroom. Upstairs, there are four double bedrooms and a family bathroom.

To the front of the property there is a driveway providing off road parking leading to the storage area (which was previously part of the garage). The good size, attractive rear garden has a shaped, paved patio area leaving the rest of the garden mainly laid to lawn with mature hedge borders. There is a shed/workshop/summer house and wood store, as well as an additional patio with a covered seating area.

The property is located in the pretty village of Botley and is within walking distance of the village centre which offers a range of local shops, pubs and restaurants. Botley Primary School and Deer Park Secondary are also close by. There are excellent transport links with easy access to the motorway network (M27/M3) and railway stations at Botley and Hedge End.

Other Information

Tenure: Freehold

Approximate Age: 1960's/1970's

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded

Energy Rating: D

Sellers Position: Owner is looking for a local property

Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1367 sq. ft / 127.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

