



RICHMONDS

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

Offers over £350,000

A well presented three bedroom end of terrace home situated in a cul-de-sac with local schools and amenities within walking distance. The property itself has three bedrooms with an ensuite shower to the master bedroom, there is a spacious lounge/diner with doors leading onto the rear garden, kitchen with fitted appliances and a downstairs cloakroom. Other features of the property include; gas central heating, double glazing and two off road parking spaces to the front.

Accommodation

Entrance hallway: Radiator and stairs to first floor.
Cloakroom: White suite comprising; Low level WC, wash hand basin, window, radiator, tiling to principle areas
Lounge/dining room: 15'9" x 15'6" (4.80m x 4.73m) Under stairs storage cupboard, window and double doors leading onto the rear garden, radiator
Kitchen: 12'0" x 8'0" (3.66m x 2.44m) A range of wall and base level units, 1 ½ bowl sink with drainer, integrated fridge freezer, oven and hob, dishwasher, washing machine, window, tiled splashbacks

First Floor Landing

Loft access, airing cupboard and window.
Bedroom 1: 10'8" x 10'3" (3.25m x 3.13m) Window, radiator, fitted wardrobe.
Ensuite: White suite comprising; Shower cubicle, low level WC, wash hand basin, heated towel rail, tiling to principle areas and window
Bedroom 2: 11'0" x 8'8" (3.35m x 2.64m) Window, radiator
Bedroom 3: 9'9" x 6'11" (2.97m x 2.11m) Window and radiator.
Bathroom: White suite comprising low level WC, wash hand basin, bath with shower attachment and part tiled walls.

Outside

Front: Off road parking for two vehicles, purchasers must seek verification from a solicitor prior to purchasing. Side access gate to the rear garden.
Rear: Patio and artificial lawned area with raised flower beds. Enclosed by panel fencing

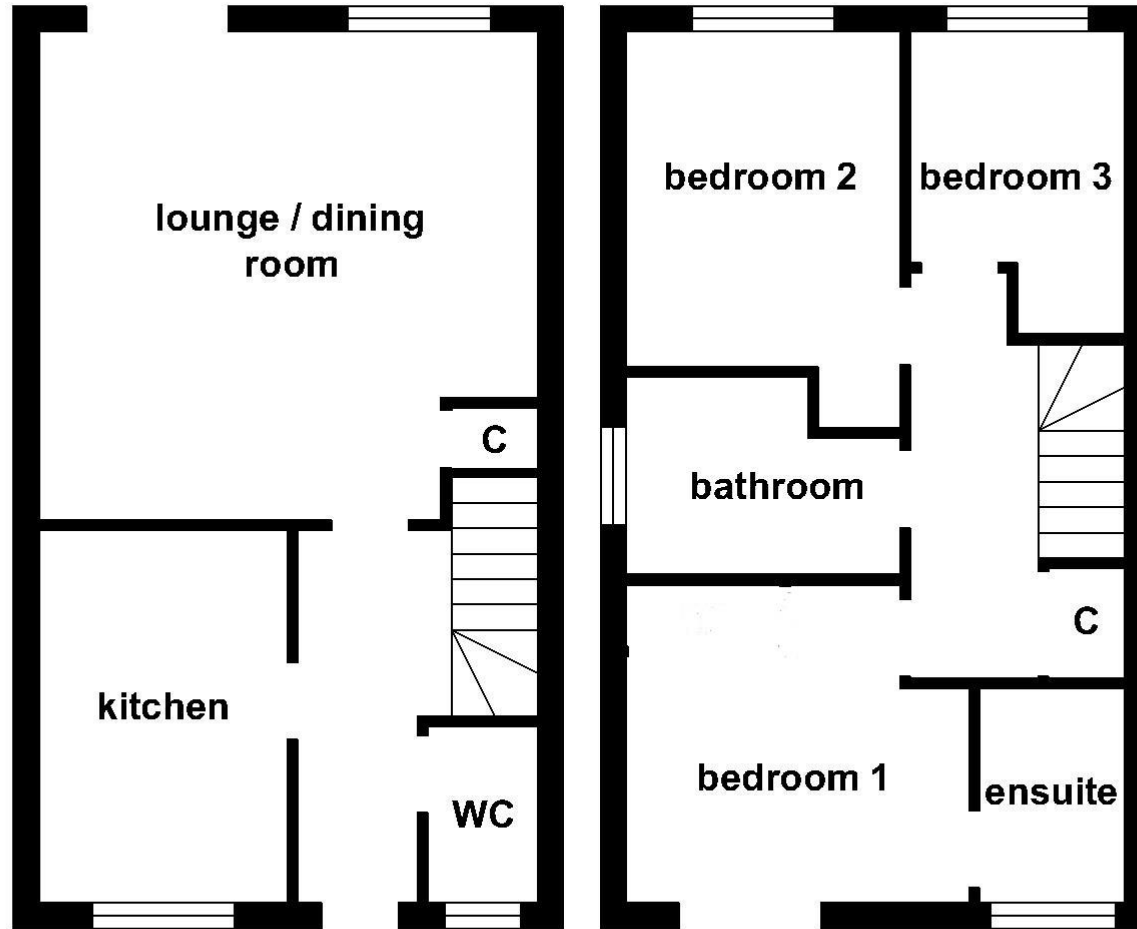
Other Information

Tenure: Freehold, community charge of approx. £260 payable every 6 months. All interested purchasers must seek verification from a solicitor prior to purchase.
Approximate age: 2014
Heating: Gas Central Heating, the boiler is housed within a cupboard in the kitchen.
Windows: UPVC Double Glazing
Loft: Ladder, light and boarded
Sellers position: No forward chain

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 or go to www.richmondsproperty.co.uk



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 904 sq ft 84 m²

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.

