



RICHMONDS

Mallard Gardens, Grange Park, Southampton, SO30 2XJ

£375,000

A three-bedroom detached bungalow in immaculate order located in the popular Grange Park area of Hedge End. Features include a large lounge / dining room leading to an Orangery with access to the garden.

In addition, there is a modern kitchen and entrance hallway. There are three bedrooms with the 3rd currently used as a study. The modern family bathroom benefits from a bath and separate shower.

To the front of the property there is off-road parking and a garage. The good-sized rear garden backs onto the bridle way and therefore, has a high degree of privacy. It is well maintained with a covered seating area and large patio.

Other Information

Tenure: Freehold

Approximate Age: 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated, part boarded with ladder and light

Energy Rating: D

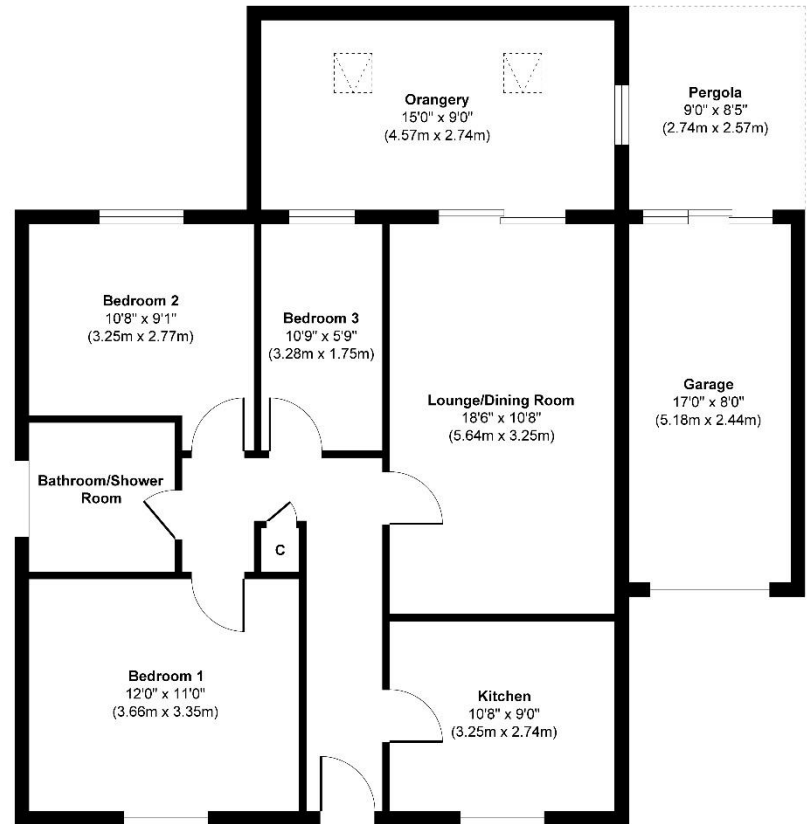
Sellers Position: The owner is searching for a local property

Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 772 sq. ft / 71.72 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		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

