



RICHMONDS

4 Gento Close, Botley, Southampton, SO30 2RG

£350,000

A 3 bedroom semi-detached property which has been modernised by the current owners and is presented in immaculate order throughout. Internally the property boasts a 16'11" Kitchen/dining room, lounge, ground floor cloakroom, three bedrooms and a family bathroom. Outside there is an enclosed rear garden and a garage and car port. An internal inspection is strongly recommended to fully appreciate the accommodation and location on offer.

Accommodation

Entrance porch:	Access to:
Cloakroom:	Wc, wash basin with cupboard under, window, radiator
Lounge:	17'6" x 14'0" (5.34m x 4.27m) Two windows, radiators, open to
Kitchen/dining room:	16'11" x 12'2" (5.16m x 3.71m) Window & door to the rear plus French doors to the rear, vertical radiator. A modern fitted kitchen with oven, hob & extractor above, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer

First Floor Landing	Window to the side, airing cupboard, loft access
Bedroom 1:	11'1" x 10'9" (3.38m x 3.28m) Window, radiator, twin built in wardrobes
Bedroom 2:	12'4" x 9'1" (3.76m x 2.77m) Window, radiator
Bedroom 3:	8'10" x 8'2" (2.69m x 2.49m) Window, radiator
Bathroom:	Window. A modern white suite comprising: Wc with hidden cistern, bath with shower & screen over, wash basin with cupboards under, tiling to principle areas.

Outside

Front:	There is a path leading to the front door with an adjacent lawned area and side pedestrian access to the rear garden
Rear:	Predominately laid to lawn with patio areas and access to the car port
Garage:	Up & over style door. Pedestrian door to the garden, power & lighting

Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating, boiler located in the kitchen
Windows:	UPVC Double glazing
Loft:	Insulated, boarding, light
Sellers position:	Searching for a property within the local area

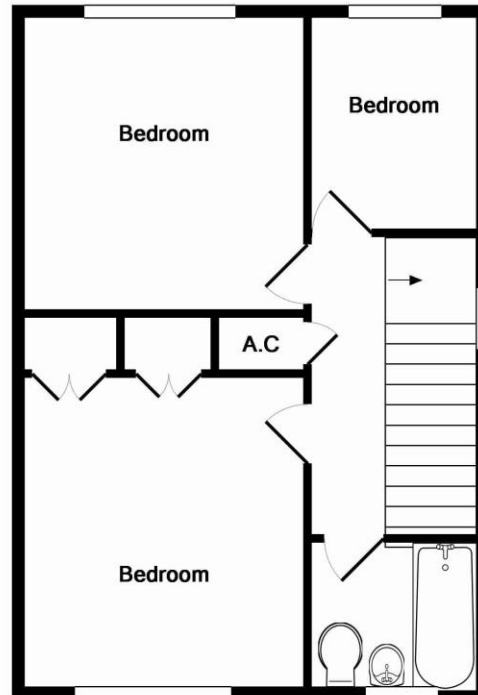
Local Information

Council tax:	Band C
Local Authority:	Eastleigh Borough Council
Energy rating:	C

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



Ground Floor
Approx. Floor
Area 497 Sq.Ft.
(46.2 Sq.M.)



1st Floor
Approx. Floor
Area 462 Sq.Ft.
(43.0 Sq.M.)

Total Approx. Floor Area 960 Sq.Ft. (89.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will 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.

