



RICHMONDS

Stanier Way, Grange Park, Southampton, SO30 2XE

£335,000

A charming three-bedroom detached bungalow. Thoughtfully arranged layout, featuring a generously sized lounge/diner, two spacious double bedrooms, with the primary bedroom enjoying the luxury of an ensuite shower room, an additional cozy single room, and a well-appointed family bathroom.

Towards the rear of the bungalow, the kitchen showcases a complement of wooden wall and base units, offering ample storage, along with the provision for additional appliances. This space seamlessly connects to a bright and inviting 17ft conservatory, perfect for relaxation. Through double doors, you step out to the private garden, characterized by its predominantly lush lawn.

The property's frontage presents a substantial garage and a driveway that allows for convenient parking.

Further enhancing its appeal, the residence lies in proximity to local schools and Hedge End's retail park, a hub for diverse dining and shopping options. The quaint village of Botley and quick access to the M27 motorway are only a brief drive away.

Other Information

Tenure: Freehold

Approximate Age: 1996

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

Energy Rating: C

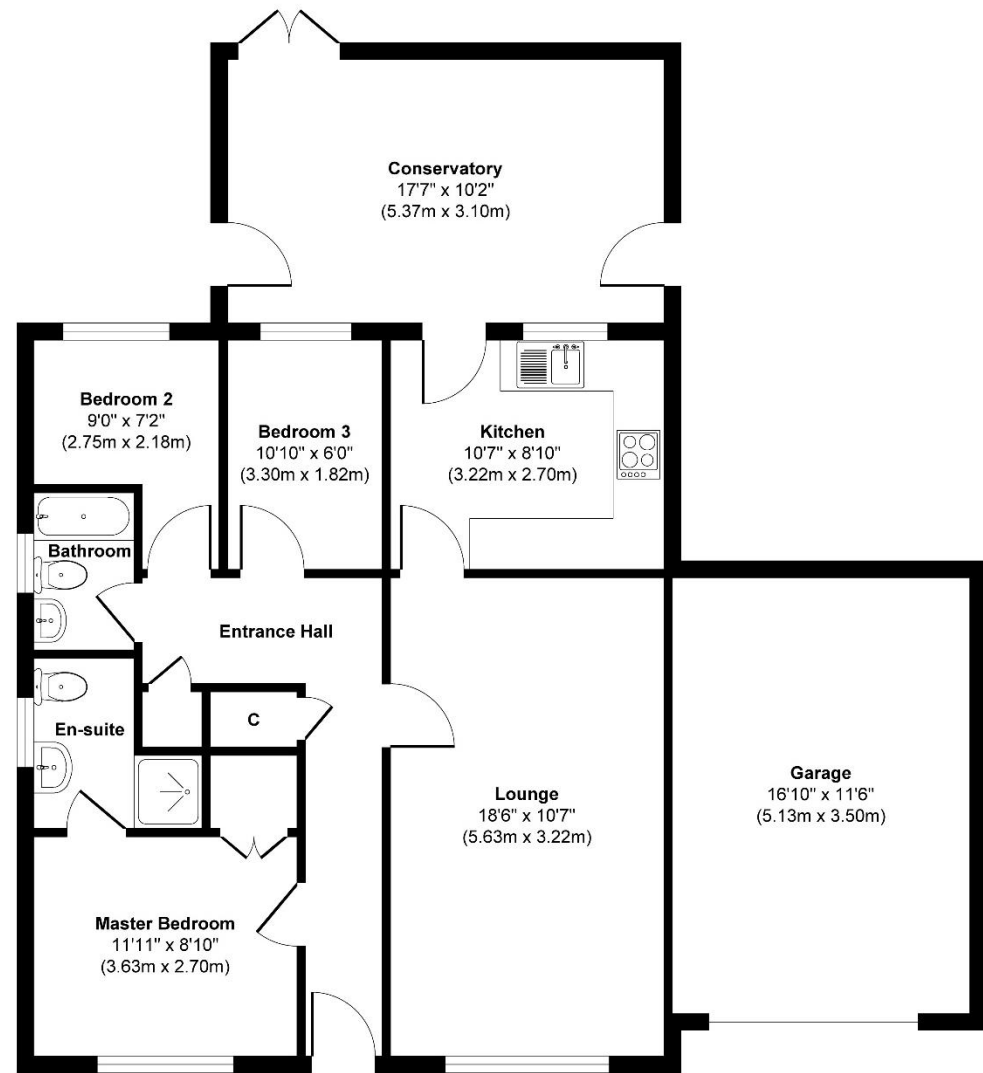
Sellers Position: No forward chain

Local Information:

Council Tax: Band C

Local Authority: Eastleigh Borough Council





Ground Floor

Approx. Gross Internal Floor Area 673 sq. ft / 62.55 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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

