



RICHMONDS

# 241 North East Road, Sholing, Southampton, SO19 8BA

£290,000

Offered for sale with no onward chain is this modernised three bedroom terraced home situated in Sholing with easy access to Southampton City Centre. There is gas central heating, double glazing and generous amounts of off road parking to the front. The garage has been partially converted to create an office/play room, lounge/dining room, kitchen, utility area and a family bathroom.

## Accommodation

|                     |   |
|---------------------|---|
| Entrance hallway:   | Stairs to first floor   |
| Lounge/dining room: | 20'0" x 11'2" (6.10m x 3.40m) Double doors to the rear garden, radiator   |
| Kitchen:            | 15'1" x 9'9" (4.60m x 2.97m) Door to utility. A range of wall & base level units, oven with hob & extractor over, sink with drainer, fitted fridge freezer, space for appliance, radiator |
| Utility room:       | Plumbing for washing machine, further appliance space, door to rear garden  |
| Office/play room:   | Perfect for an office or play room  |

## First Floor Landing

|            |  |
|------------|--|
|            | Loft access, storage cupboard  |
| Bedroom 1: | 12'3" x 11'8" (3.73m x 3.56m) Window, radiator   |
| Bedroom 2: | 12'6" x 8'1" (3.81m x 2.46m) Window, radiator  |
| Bedroom 3: | 9'5" x 6'0" (2.87m x 1.83m) Window, radiator   |
| Bathroom:  | Bath with shower over & shower screen, Wc, pedestal wash hand basin, window, heated towel rail |

## Outside

|         |   |
|---------|---|
| Front:  | Ample off road parking access to the front storage part of the garage.                              |
| Rear:   | Enclosed rear garden which is mainly laid to lawn, patio area, rear access                          |
| Garage: | Up & over style door to the storage area, the rear has been converted to create an office/play room |

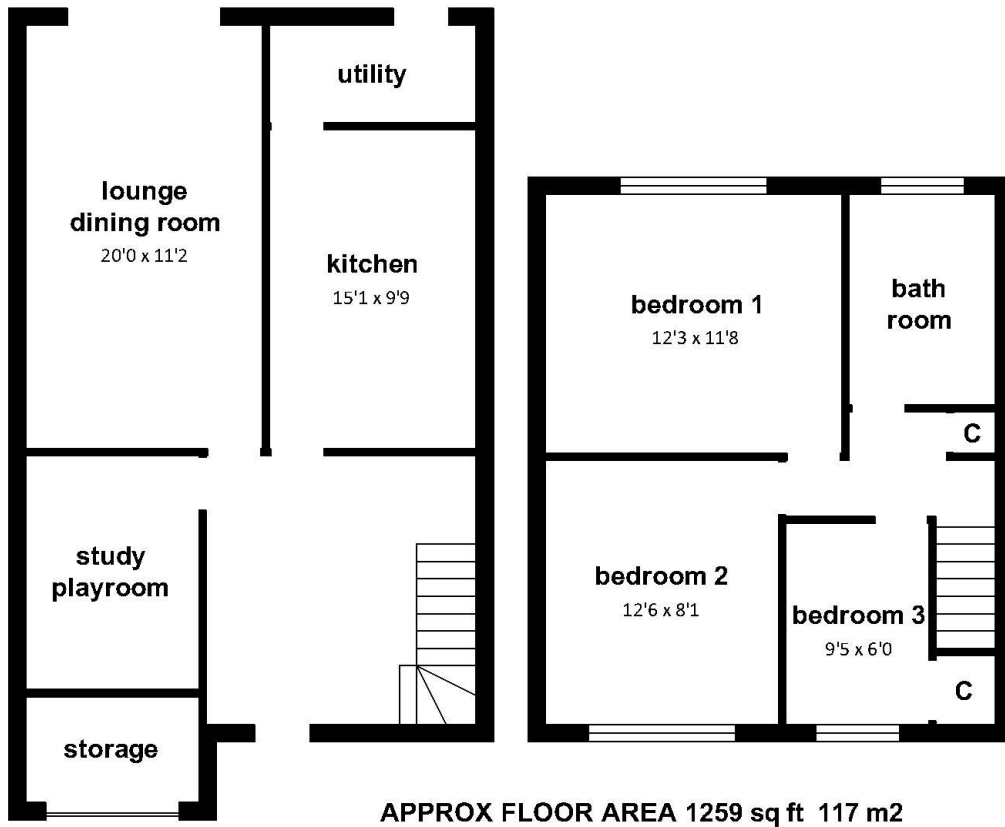
## Other Information

|                   |                     |
|-------------------|---------------------|
| Tenure:           | Freehold            |
| Approximate age:  | To be advised       |
| Heating:          | Gas central heating |
| Windows:          | Double glazing      |
| Loft:             | Insulated           |
| Sellers position: | No forward chain    |

## Local Information

|                  |                          |
|------------------|--------------------------|
| Council tax:     | Band B                   |
| Local Authority: | Southampton City 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**, email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



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.

