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RICHMONDS



# Tarene, Pardoe Close, Hedge End, Southampton, SO30 0NE

£370,000

A two double bedroom semi-detached bungalow with a stunning rear garden and ample off road parking. The property boasts an extended lounge/dining area with views over the well-manicured rear garden, sitting room, bathroom, separate Wc, kitchen and a utility. There is gas central heating, double glazing and an internal viewing is strongly recommended to fully appreciate the condition of the property on offer.

## Accommodation

Entrance hallway:	Storage cupboard, radiator
Cloakroom:	Wc, window
Sitting room:	15'9" x 10'6" (4.80m x 3.20m) Gas fire, feature porthole window, open to:
Lounge/Diner:	15'3" x 13'0" (4.65m x 3.96m) Windows, radiators, sliding doors to the rear garden
Kitchen:	9'6" x 8'6" (2.90m x 2.59m) Windows, a range of wall & base level units incorporating: sink with drainer, space for fridge, cooker & plumbing for dishwasher, door to utility
Utility:	13'9" x 6'5" (4.19m x 1.96m) Plumbing for washing machine, further appliance space. Doors to the front and door to rear garden
Bedroom 1:	13'6" x 10'6" (4.12m x 3.20m) Window, radiator
Bedroom 2:	9'2" to wardrobes x 8'6" (2.80m to wardrobes x 2.59m) Window, radiator, wardrobe
Bathroom:	White suite comprising: Bath with shower over, Wc, wash hand basin, window, part tiled walls, heated towel rail

## Outside

Front:	Off road parking and landscaped area which could be used/converted to additional parking
Rear:	The southerly aspect garden is mainly laid to lawn and has a patio area, pathways, attractive shrub borders, garden shed and has been well maintained by the current owners

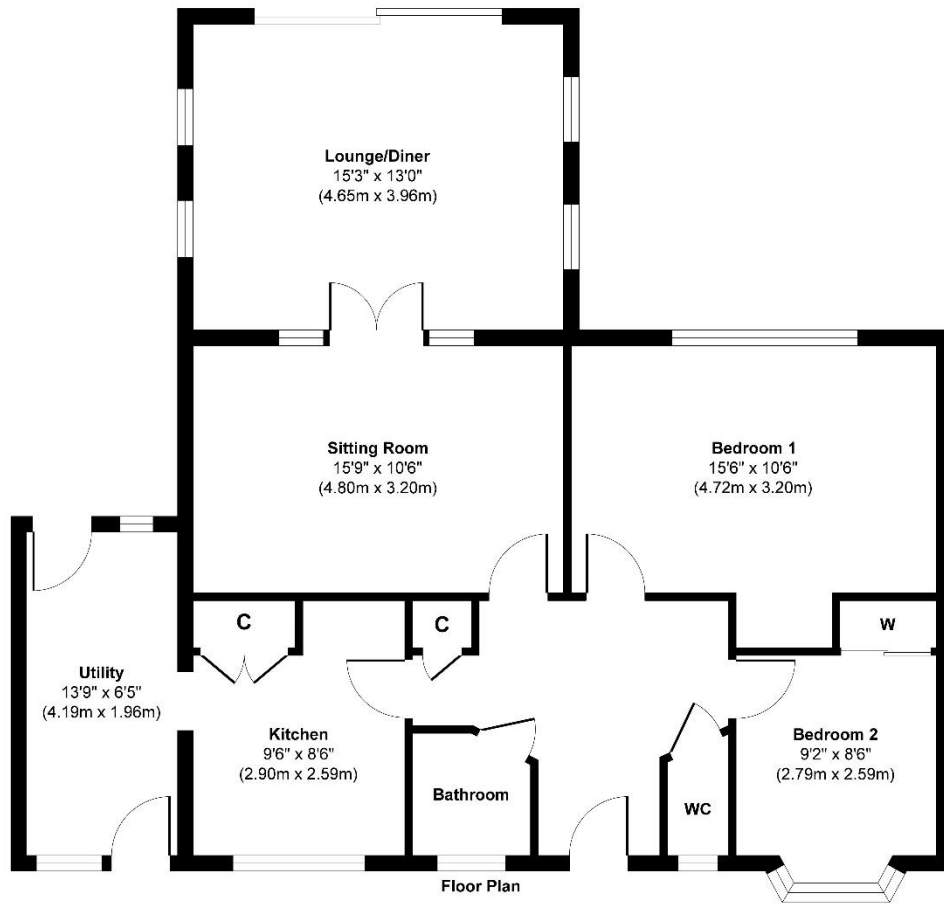
## Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating, boiler located in the kitchen
Windows:	UPVC Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Found a property to purchase
Solar Panels:	Solar panels on the roof which are owned by the property and will be passed on to the new owner. Further information available upon request.

## 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**Approx. Gross Internal Floor Area 1001 sq. ft / 92.99 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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.

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