



RICHMOND'S
SALES & LETTINGS
FOR SALE
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RICHMOND'S

Hilton Road, Hedge End, Southampton, SO30 4HD

OIEO £350,000

Situated on the outskirts of Hedge End village is this spacious and versatile four-bedroom extended home. Outside there is a garage with off road parking and an enclosed rear garden. An internal viewing is highly recommended to fully appreciate the versatile living accommodation on offer.

Accommodation

Entrance lobby:	Stairs to first floor
Sitting room:	17'1" x 11'8" (5.21m x 3.56m) Window, radiator, French doors to the rear garden
Bedroom 4/study:	12'4" x 7'9" (3.76m x 2.36m) Window, radiator
Dining room:	11'8" x 9'8" (3.56m x 2.95m) Window, radiator
Kitchen:	14'9" x 6'5" (4.50m x 1.96m) Window, radiator, door to inner lobby. A range of wall & base level units with fitted oven & hob with extractor over, space for fridge freezer, plumbing for dishwasher & washing machine
Cloakroom:	Wc, wash hand basin, window

First Floor Landing

Bedroom 1:	13'3" x 9'9" (4.04m x 2.97m) Window, radiator, fitted wardrobes
Bedroom 2:	11'8" x 9'4" (3.56m x 2.85m) Window, radiator, fitted wardrobes
Bedroom 3:	8'8" x 7'5" (2.64m x 2.26m) Window, radiator
Bathroom:	P shaped bath with shower & screen over, Wc, wash hand basin cupboard under & vanity unit, heated towel rail

Outside

Front:	Large front garden with path to front door, lawned areas and enclosed by fence & hedge row
Rear:	Decking area, garden shed and lawned area. All enclosed by panel fencing
Garage:	Detached garage accessed from Ratcliffe Road with driveway in front.

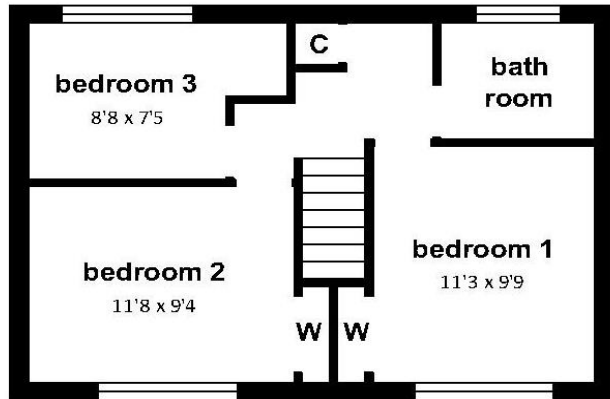
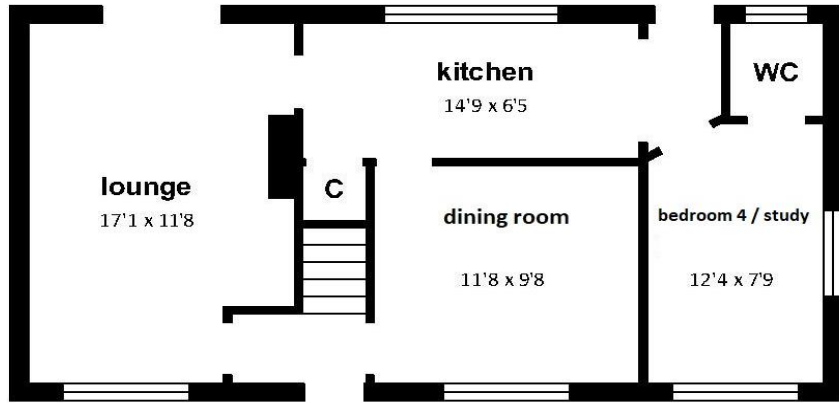
Other Information

Tenure:	Freehold
Approximate age:	1940's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	D
Sellers position:	Searching for a property

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 or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 1022 sq ft 95 m2



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.

