



RICHMONDS

Havendale, Hedge End, Southampton, SO30 0FF

OIEO £375,000

A three-bedroom link-detached home on a mature corner plot situated in the highly desirable Havendale. The property is presented in excellent order and is offered for sale with no onward chain.

On entry, there is a porch leading into the entrance hall. The spacious lounge/diner has a light and airy feel with patio doors to the rear overlooking a wide south-facing sundeck and well-presented rear garden. Via the internal hallway, with its large understairs storage cupboard, you will find the kitchen. The kitchen is fully fitted with a range of wall and eye level units, fitted oven, grill and hob and space for all other appliances. Separately, there is a ground floor shower room with toilet and wash hand basin and the 3rd double bedroom with potential to be used as an office or playroom.

On the first floor, there are two further double bedrooms with fitted storage and a family bathroom and airing closet, plus access to the loft space. Externally, there is a low maintenance terraced front garden with generous hard standing off-street parking space and a re-landscaped rear garden with rear access. Other benefits include gas central heating, double glazing and a tandem length garage with power and lighting.

Havendale is situated on the outskirts of, but within easy walking distance to, Hedge End village and its array of shops, schools and green spaces. Manor Farm Country Park is just a short walk away making this the perfect family home.

Other Information

Tenure: Freehold

Approximate Age: 1970's

Heating: Gas fired Worcester-Bosch gravity hw and central heating via radiators / towel rails – boiler installed 05/07/21, last service 26/09/23 (please verify all dates via your solicitor)

Cooking: Gas fired double-oven (installed 2023) and gas hob included

Windows: UPVC double glazing

Energy Rating: C

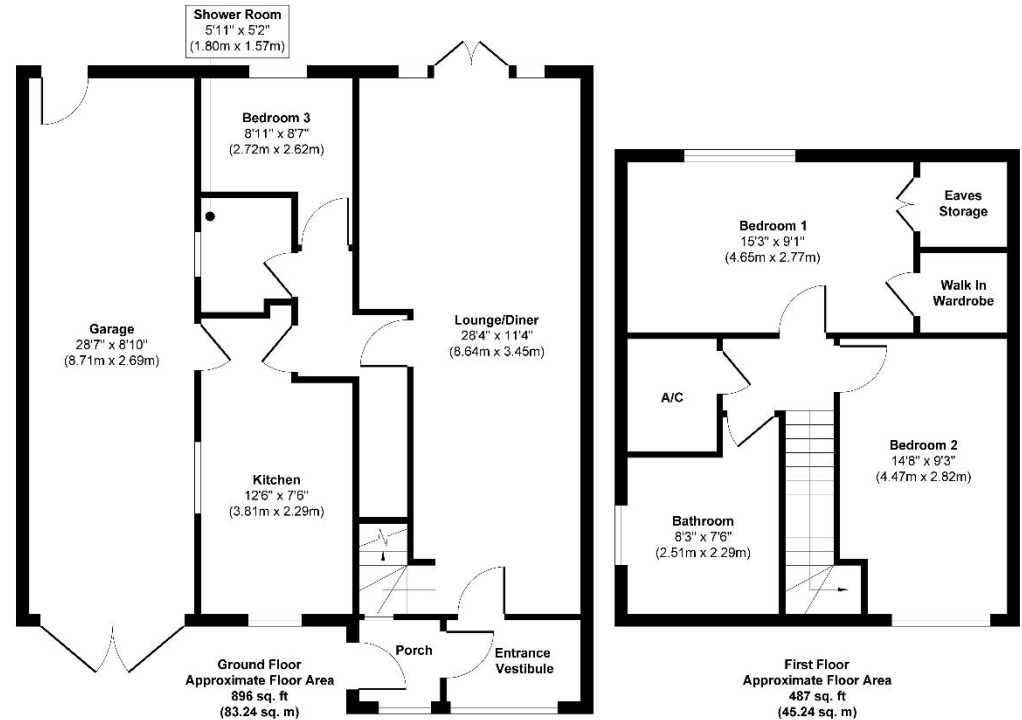
Sellers Position: No onward chain

Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1383 sq. ft / 128.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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**

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