



RICHMONDS

10 Sovereign Drive, Botley, Southampton, SO30 2SS

£385,000

A three bedroom detached family home with a spacious living/dining room, kitchen, cloakroom, first floor shower room and benefits from gas central heating and double glazing. Outside there is a good sized rear garden which has a large patio and a swimming pool. There is a garage and off road parking for numerous vehicles.

Accommodation

Entrance porch:	Access to
Cloakroom:	Wc, wash hand basin with cupboard under, window, radiator
Living area:	17'4" x 13'8" (5.29m x 4.17m) Window, radiator, feature fireplace, stairs to the first floor, open to dining area
Dining area:	11'6" x 8'7" (3.51m x 2.62m) Patio doors to the garden, radiator
Kitchen:	11'6" x 8'3" (3.51m x 2.52m) Window & door to the garden, radiator. A range of wall & base level units, plumbing for washing machine, space for fridge freezer, fitted oven & hob, plumbing for dishwasher

First Floor Landing

	Window to the side, airing cupboard, loft access
Bedroom 1:	10'8" x 10'6" (3.25m x 3.20m) Window, radiator, built in wardrobe
Bedroom 2:	12'3" x 8'8" (3.74m x 2.64m) Window, radiator, built in wardrobe
Bedroom 3:	8'6" x 8'3" (2.59m x 2.52m) Window, radiator
Shower room:	9'6" x 6'3" (2.90m x 1.90m) Window, radiator, corner shower cubicle, Wc, wash hand basin

Outside

Front:	Lawned area and ample off road parking
Rear:	Large patio area. Swimming pool (not heated) pergola and small lawned area. Mainly enclosed by panel fencing
Garage:	Up & over style door. Side door to the garden

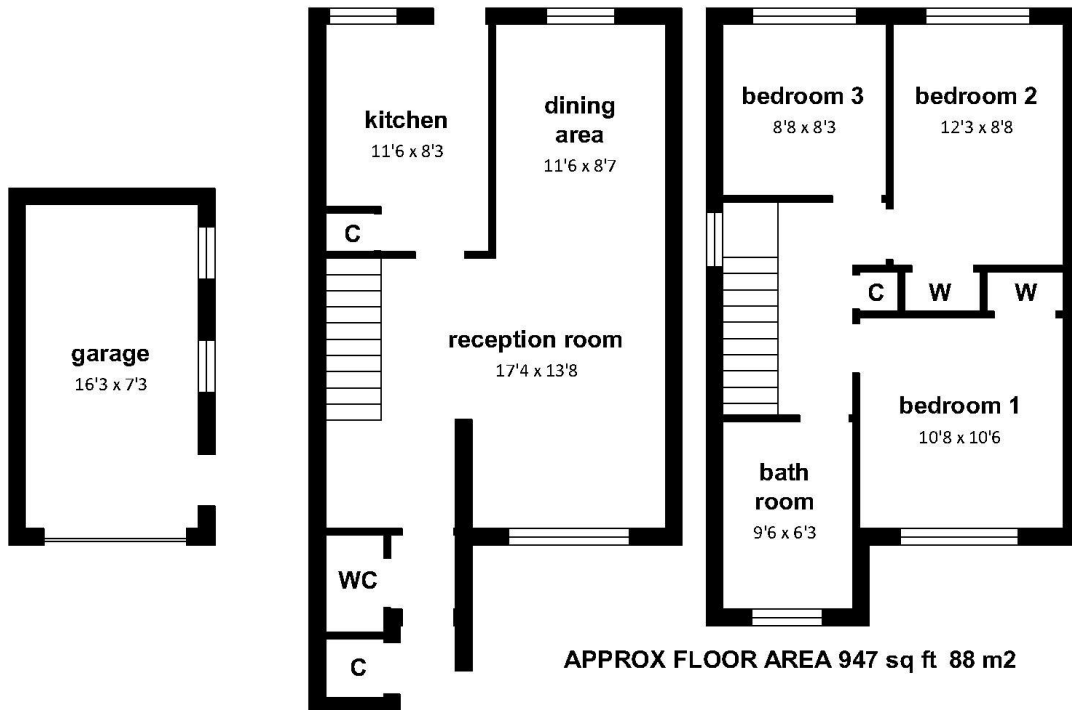
Other Information

Tenure:	Freehold
Approximate age:	1977
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Found a property they would like to purchase

Local Information

Council tax:	Band D
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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 947 sq ft 88 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.

