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RICHMONDS

# Netley Firs Road, Hedge End, Southampton, SO30 4AZ

£265,000

A character 2-bedroom cottage in need of modernisation.

This charming 2-bedroom cottage sits in the heart of Hedge End village. On entry, there is a sitting room which leads on to the dining room from which you can find the extended kitchen / breakfast room and the bathroom. On the first floor there are two bedrooms.

Externally, the property benefits from a spacious corner plot offering extension potential subject to the usual planning consents and off-street parking to the rear. The property is offered for sale with no forward chain.

## Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: Double glazing

Energy Rating: TBC

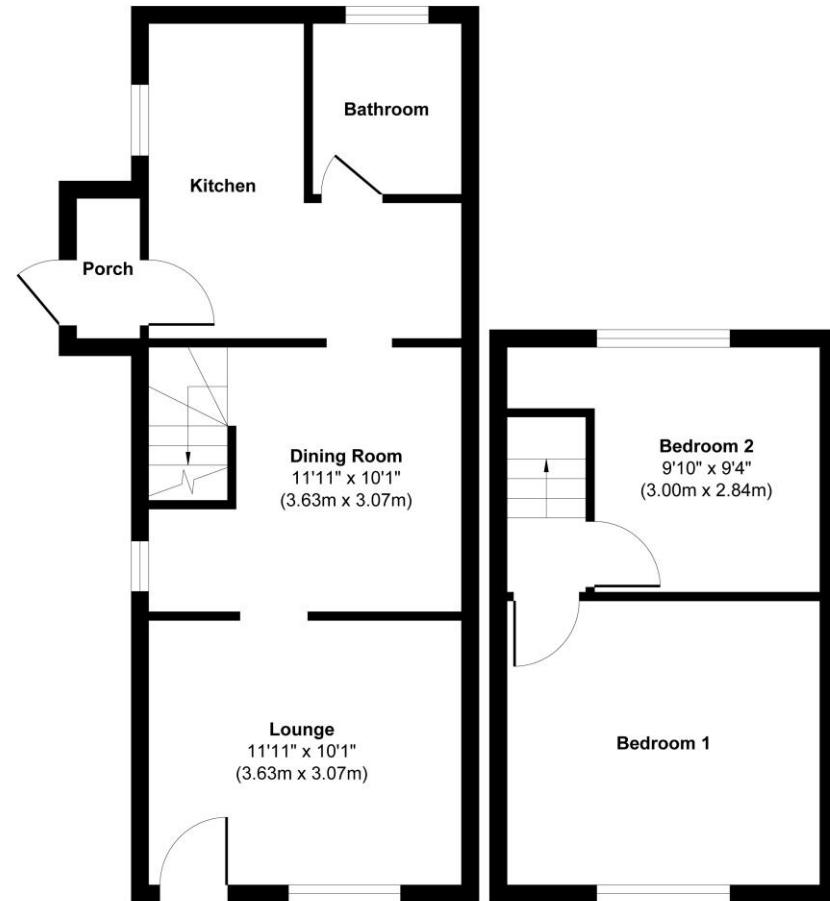
Sellers Position: No onward chain

## Local Information:

Council Tax: A

Local Authority: Eastleigh Borough Council





**Ground Floor**  
**Approximate Floor Area**  
**405 sq. ft**  
**(37.62 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**244 sq. ft**  
**(22.66 sq. m)**

**Approx. Gross Internal Floor Area 649 sq. ft / 60.28 sq. m**

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

Produced by Elements Property

**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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