



RICHMONDS

28 Valerian Road, Hedge End, Southampton, SO30 0GR

OIEO £340,000

A well presented and modernised 3 bedroom family home with a fantastic kitchen/dining room which overlooks the rear garden. Other features include a sitting room, double glazing, driveway parking and a modern bathroom. The property is conveniently situated close to the village centre, local school and transport links. An internal viewing is highly recommended.

Accommodation

Entrance hallway: Stairway, radiator, cupboard, wooden flooring

Kitchen/dining room: 16'8" x 11'0" (5.08m x 3.35m) Window to the side, French doors to the rear, further door to the rear. A modern fitted kitchen with integrated appliances such as an induction hob with extractor, combination microwave/oven, fan assisted oven, & integrated freezer. Space for fridge freezer and space for three further appliances. Wall mounted boiler, electric plinth heater

Sitting room: 13'0" x 10'6" (3.96m x 3.20m) Window, radiator

First Floor Landing

Loft access, window to the side, air filtration system

Bedroom 1: 13'4" x 10'0" (4.06m x 3.05m) Window, radiator

Bedroom 2: 10'10" x 10'0" (3.30m x 3.05m) Window, radiator, built in wardrobe

Bedroom 3: 10'3" x 6'6" (3.13m x 1.98m) Window, radiator

Bathroom: Bathroom suite comprising: P Shaped bath with drench shower & curved shower screen. Wc, wash basin with cupboards & vanity surface, towel rail

Outside

Front: Off road parking for numerous vehicles. Access to the garage

Rear: Patio leading to a lawned area. Access to the garage.

Other Information

Tenure: Freehold

Approximate age: 1960's

Heating: Gas central heating,

Windows: UPVC Double glazing

Loft: Insulated

Smoke Detectors: Hallway & landing

Sellers position: To be advised

Local Information

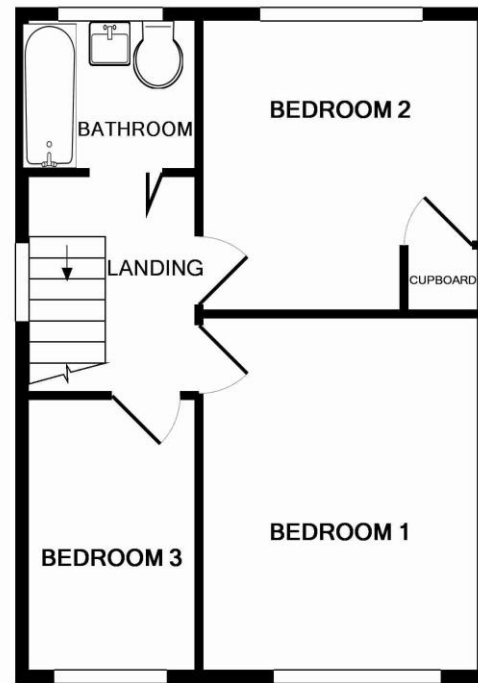
Council tax: Band C

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



GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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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.

