



RICHMONDS

## 3 Wheatsheaf Court, Hedge End, Southampton, SO30 4DX

OIEO £260,000

A ground floor, 2 bedroom maisonette situated in the heart of Hedge End village with easy access to the local shops and amenities. There is a spacious lounge with a porch which leads onto the rear garden, kitchen, two double bedrooms, bathroom and a separate Wc. There is double glazing, gas central heating and the added benefit of front & rear gardens as well as parking and a 1 ½ width garage to the rear.

### Accommodation

Entrance hallway:	Radiator
Lounge:	14'1" max x 12'11" max (4.30m max x 3.94m max) Window, radiator, gas fire, sliding doors to the rear porch
Kitchen:	10'2" x 9'10" (3.10m x 3.00m) Window, doors to the rear, radiator. A range of wall & base level units, sink with drainer, space for fridge freezer, washing machine & cooker. Larder cupboard
Bedroom 1:	11'8" x 9'11" (3.56m x 3.03m) Window, radiator, fitted storage
Bedroom 2:	12'3" x 10'6" (3.74m x 3.20m) Window, radiator, fitted storage
Cloakroom:	Low level Wc, window
Bathroom:	Bath with shower over, wash hand basin, radiator, window

### Local Information

Council tax:	Band B
Local Authority:	Eastleigh Borough Council

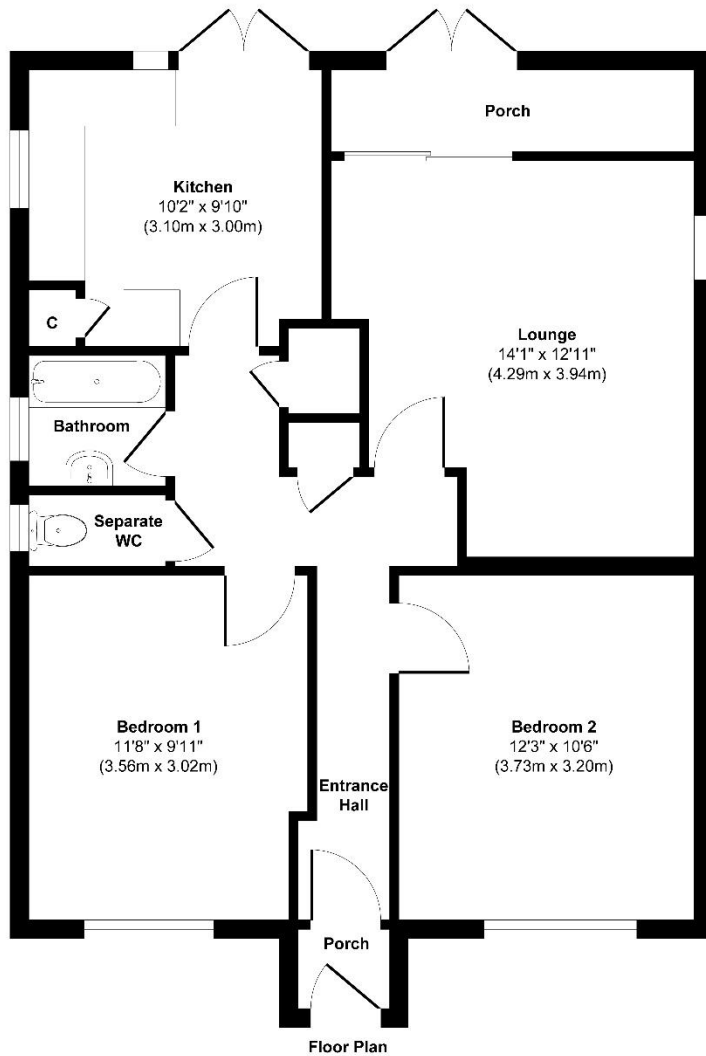
### Outside

Front:	Additional off road parking and low maintenance style garden area
Rear:	Enclosed by panel fencing, feature seating areas, established plantation, shingled and patio areas. Pedestrian side gate.
Garage:	1 ½ width garage with double door to the front, side door to garden, power & lighting

### Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	UPVC double glazing
Sellers position:	No forward chain

**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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**Approx. Gross Internal Floor Area 726 sq. ft / 67.44 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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.

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