



RICHMONDS

67 Beattie Rise, Grange Park, Southampton, SO30 2AG

Guide Price £375,000

Located in a popular cul-de-sac is this 3 bedroom link detached family home with a good sized garden, fitted kitchen and an open plan sitting/dining room. Other features include an ensuite to the master bedroom, family bathroom and off road parking for 2 vehicles.

Accommodation

Entrance hallway: Stairway, cupboard, radiator
Cloakroom: Window, wc, wash basin, radiator
Kitchen: 9'2" x 8'8" (2.80m x 2.64m) Window, radiator, fitted kitchen with plumbing for washing machine & slim line dishwasher, space for cooker and fridge freezer
Sitting/Dining room: L Shaped: Sitting area: 16'1" x 9'9" (4.91m x 2.97m) Open plan to: dining area 9'2" x 8'9" (2.80m x 2.67m) Window & door to garden, radiator

First Floor Landing

Window, airing cupboard
Bedroom 1: 13'0" x 9'0" (3.96m x 2.75m) Window, radiator
Ensuite: Shower cubicle with power shower, Wc, wash basin, heated towel rail
Bedroom 2: 9'5" x 9'5" (2.87m x 2.87m) Window, radiator
Bedroom 3: 10'0" x 6'9" (3.05m x 2.06m) Window, radiator
Bathroom: Window, radiator, bath with shower attachment, Wc, wash basin

Outside

Front: Off road parking for 2 vehicles with adjacent lawn, side access to the rear garden

Rear/side garden: An extra width side garden which is ideal for extra storage. The rear garden is mainly laid to lawn with borders, water butt to remain, outside light & tap
Garage: Up & over style door with rear door to garden, loft storage, power & lighting

Other Information

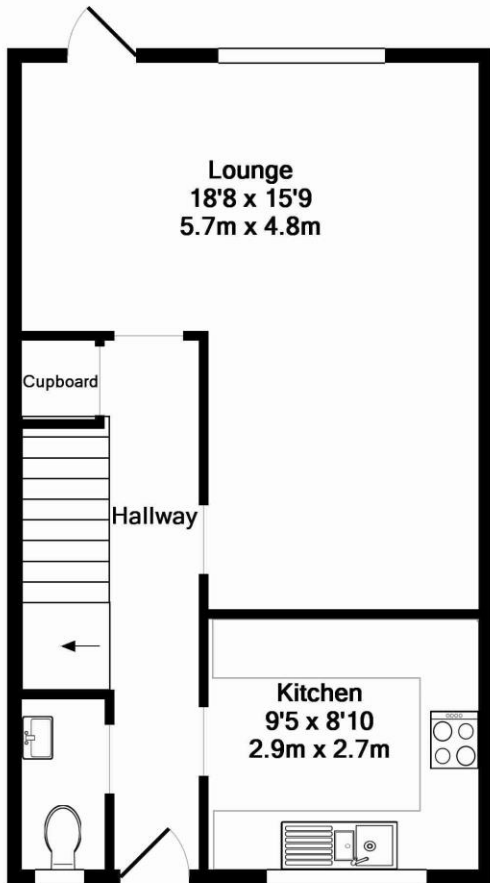
Tenure: Freehold
Approximate age: 1988

Heating: Gas central heating, boiler located in kitchen. Cavity wall insulation
Windows: Double glazing & UPVC fascias & soffits
Sellers position: Searching for a property in Hayling Island

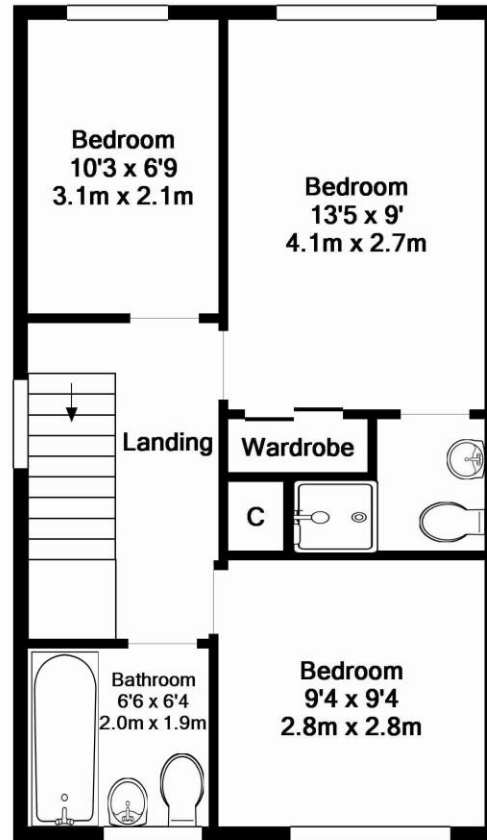
Local Information

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Ground Floor
Approx. Floor
Area 434 Sq.Ft.
(40.3 Sq.M.)



1st Floor
Approx. Floor
Area 434 Sq.Ft.
(40.3 Sq.M.)

Total Approx. Floor Area 868 Sq.Ft. (80.6 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.

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.

