

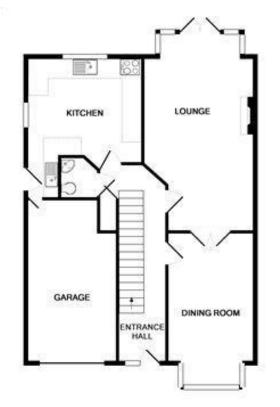
## 35 Nelsons Gardens, Grange Park, SO30 2NE

## Offers Over £475,000

A well presented four bedroom detached family home in the popular residential location of Grange Park. This house if fortunate enough to have a good sized sitting room, separate dining room and a large kitchen/breakfast room. On the first floor the master bedroom benefits from an ensuite shower room and there is a family bathroom. Outside there is off road parking for numerous vehicles and a landscaped rear garden. An internal viewing is strongly recommended to fully appreciate the location and size of accommodation on offer.

Accommodation		Outside	
Entrance hallway:	Stairs to the first floor	Front:	Off road parking and access to the garage. Side
Cloakroom:	Wc, wash hand basin		pedestrian access
Sitting room:	6.17m x 3.40m (20' 3" x 11' 2") Feature fireplace, French doors to rear	Rear:	Predominately laid to lawn with raised pond, raised bed, a summerhouse and two brick paved seating
Dining room:	3.99m x 2.72m (13' 1" x 8' 11") Bay window to the front		areas.
Kitchen/breakfast room:	3.86m x 3.61m (12' 8" x 11' 10") Fitted with a range of matching wall and base units with work surfaces over with inset stainless	Garage:	Up & over style door, power & light
	steel sink unit, built in stainless steel double oven with separate five ring gas hob with stainless steel chimney hood over and	Other Information	
	plumbing for dishwasher and space for large American style	Tenure:	Freehold
	fridge freezer, tiled splashbacks and tiled floor, window to the rear.	Approximate age:	1990's
First Floor Landing		Heating:	Gas central heating
Bedroom 1:	4.19m x 3.61m (13' 9" x 11' 10") Window to the front, radiator,	Windows:	Double glazing
	built in double wardrobe.	Loft:	Insulated
Ensuite:	Window to the front, tiled shower cubicle, matching white wash hand basin inset into cupboard unit and WC	Sellers position:	Upsizing locally
Bedroom 2:	3.38m x 2.41m (11' 1" x 7' 11") Window to the front, radiator, built in double wardrobes.	Local Information Council tax:	Band E
Bedroom 3:	2.95m x 2.62m (9' 8" x 8' 7") Window to the rear, radiator	Local Authority:	Eastleigh Borough Council
Bedroom 4:	2.95m x 2.41m (9' 8" x 7' 11") Window to the rear, radiator, single wardrobe.		
Bathroom:	White suite comprising panel enclosed bath with mixer tap with shower attachment, pedestal wash hand basin and low level WC, radiator, window to the rear		

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





GROUND FLOOR

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





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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