



RICHMONDS
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RICHMONDS

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 is 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

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|-------------------------|--|
| Entrance hallway: | Stairs to the first floor |
| Cloakroom: | Wc, wash hand basin |
| Sitting room: | 6.17m x 3.40m (20' 3" x 11' 2") Feature fireplace, French doors to rear |
| Dining room: | 3.99m x 2.72m (13' 1" x 8' 11") Bay window to the front |
| 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 steel sink unit, built in stainless steel double oven with separate five ring gas hob with stainless steel chimney hood over and plumbing for dishwasher and space for large American style fridge freezer, tiled splashbacks and tiled floor, window to the rear. |

First Floor Landing

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|------------|---|
| Bedroom 1: | 4.19m x 3.61m (13' 9" x 11' 10") Window to the front, radiator, built in double wardrobe. |
| Ensuite: | Window to the front, tiled shower cubicle, matching white wash hand basin inset into cupboard unit and WC |
| Bedroom 2: | 3.38m x 2.41m (11' 1" x 7' 11") Window to the front, radiator, built in double wardrobes. |
| Bedroom 3: | 2.95m x 2.62m (9' 8" x 8' 7") Window to the rear, radiator |
| 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 |

Outside

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|---------|---|
| Front: | Off road parking and access to the garage. Side pedestrian access |
| Rear: | Predominately laid to lawn with raised pond, raised bed, a summerhouse and two brick paved seating areas. |
| Garage: | Up & over style door, power & light |

Other Information

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|-------------------|---------------------|
| Tenure: | Freehold |
| Approximate age: | 1990's |
| Heating: | Gas central heating |
| Windows: | Double glazing |
| Loft: | Insulated |
| Sellers position: | Upsizing locally |

Local Information

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|------------------|---------------------------|
| Council tax: | Band E |
| 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



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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