



RICHMONDS

18 Bedford Close, Hedge End, Southampton, SO30 0PS

Offers Over £165,000

A refurbished and immaculate one bedroom first floor maisonette located in Hedge End close to the village with parking and offered for sale with no forward chain. There is a spacious lounge, double bedroom, modern bathroom and fitted kitchen. This would make an ideal buy to let investment or first time purchase. An internal viewing is strongly recommended

Accommodation

Entrance lobby:	Stairs to hallway
Lounge:	17'1" x 11'9" (5.21m max x 3.58m max) Window, radiator
Kitchen:	13'3" x 5'6" (4.04m x 1.68m) A range of wall & base level units with fitted oven & hob with extractor over, stainless steel sink with drainer, plumbing for washing machine
Bedroom 1:	11'11" x 9'2" (3.63m max x 2.79m) Built in wardrobes, window, radiator
Bathroom:	Bath with shower over, Wc, wash hand basin, tiling

Local Information

Council tax:	Band A
Local Authority:	Eastleigh Borough Council

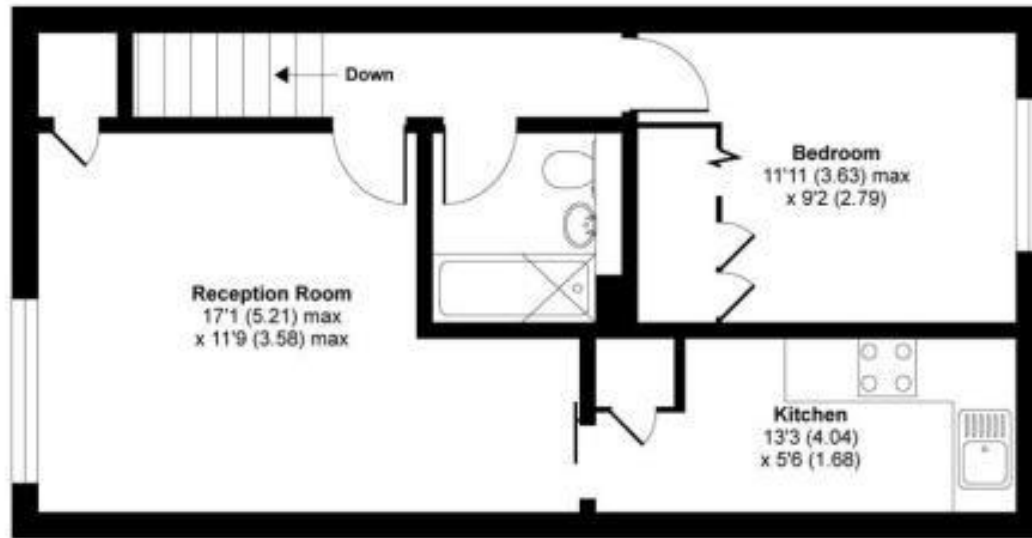
Outside

Front:	Small front garden area
Parking:	Psarking within the cul-de-sac

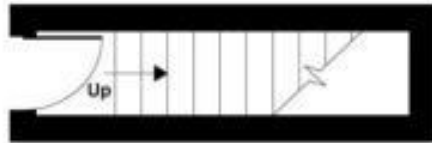
Other Information

Tenure:	Leasehold. 999 years from 2001. No ground rent or maintenance charges payable
Approximate age:	1970's
Heating:	Gas central heating
Windows:	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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



FIRST FLOOR



GROUND FLOOR



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.

