



RICHMONDS

6 Monmouth Close, Valley Park, Chandlers Ford, SO53 4SY

Offers Over £310,000

Situated within the popular residential area of Valley Park and within in walking distance of the local shops, schools and Railway station is this immaculately presented two bedroom end of terrace home. A particular feature is the addition of a ground floor cloakroom and a conservatory. There is a spacious sitting room, modern kitchen, two double bedrooms, modern bathroom and outside there is an enclosed rear garden which has been landscaped and off road parking. An internal inspection is strongly recommended to fully appreciate the condition of the property on offer.

Accommodation

Entrance hallway:	Stairs to first floor, storage cupboards
Kitchen:	12'2" x 5'6" (3.40m x 1.68m) A modern fitted kitchen with a range of wall & base level unit incorporating sink with drainer, integrated fridge freezer, oven & hob with extractor over, fitted dishwasher, space for washing machine, window, tiled splashbacks
Sitting room:	12'8" x 11'5" (3.86m x 3.48m) Radiator, double doors to the conservatory
Conservatory:	8'2" x 7'5" (2.49m x 2.26m) Tiled floor, doors to rear garden access to:
Cloakroom:	Window, Wc, wash hand basin, heated towel rail, tiled floor, tiled splashbacks
First Floor Landing	Loft access
Bedroom 1:	11'5" x 8'9" (3.48m x 2.67m) Window, radiator, fitted wardrobes
Bedroom 2:	11'5" x 8'7" (3.48m x 2.62m) Two windows, radiator
Bathroom:	White suite comprising: Low level Wc, wash hand basin, bath with shower over, tiled walls, radiator, window, extractor fan

Outside

Front:	Off road parking for two vehicles. Side pedestrian gate to the rear garden
Rear:	Enclosed by panel fencing. A low maintenance style garden which has been landscaped and has feature circular patio, large patio/seating area which continues down the side of the property and mature flower beds.

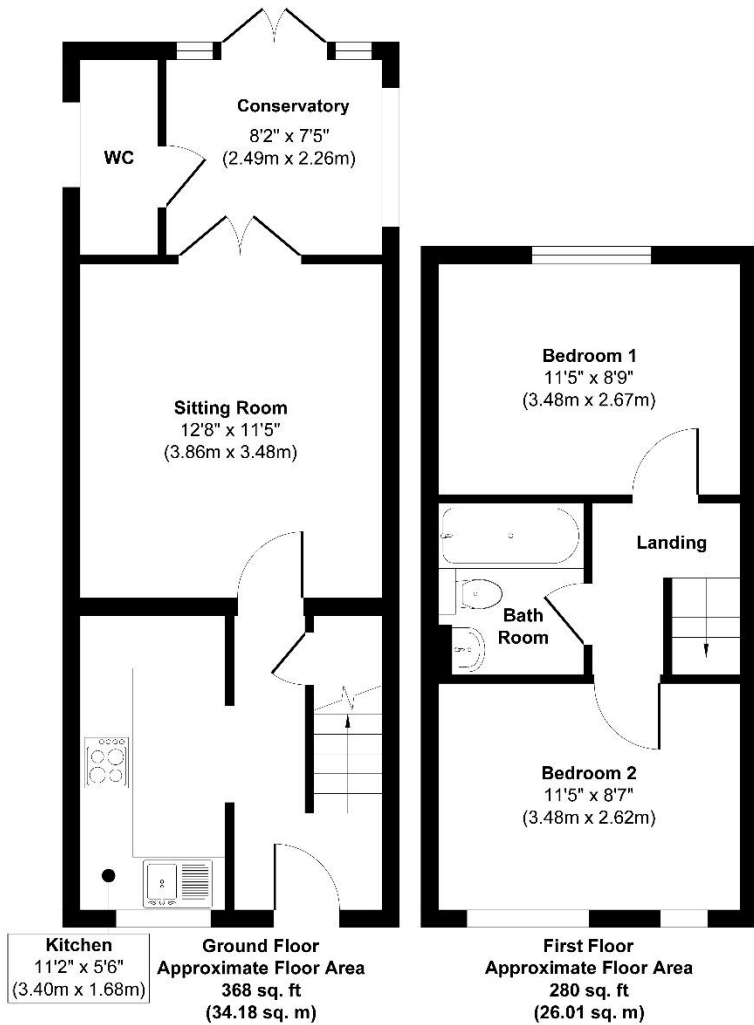
Other Information

Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	UPVC Double glazing
Loft:	Insulated
Energy Rating:	To be advised
Sellers position:	Found a property to purchase with no forward chain

Local Information

Council tax:	Band C
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



Approx. Gross Internal Floor Area 648 sq. ft / 60.19 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.

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