



RICHMONDS

# 4 Upper St Helens Road, Hedge End, Southampton, SO30 0LH

£325,000

A Semi-detached, cottage style property with two bedrooms, loft room and a first floor bathroom. On the ground floor there is a conservatory with a study area, kitchen with utility area and two reception rooms. There is a good sized rear garden and off road parking to the front.

## Directions

From our office in Freegrounds Road , turn left onto St Johns Road - B3033, Turn left onto Bursledon Road, Turn left onto Heath House Lane, Turn left onto Upper St Helens Road.

## Accommodation

Entrance hallway: Stairs to first floor, window, radiator  
Cloakroom: Wc, wash hand basin, heated towel rail  
Sitting room: 13'1" x 11'8" (3.99m x 3.56m) Bay window to the front, radiator, open fire  
Dining Room: 13' 6" x 10' 3" (4.11m x 3.12m) Window to study area, radiator, understair storage cupboard  
Kitchen: 13' 8" x 5' 7" (4.16m x 1.70m) Window to the side, a range of wall & base level units with fitted oven, hob with extractor over, built in fridge & freezer  
Utility: 13' 6" x 6' 8" (4.11m x 2.03m) Adjoining the kitchen area. Window to rear, radiator, plumbing for dishwasher, plumbing for washing machine, appliance space  
Conservatory: 19' 6" x 9' 8" (5.94m x 2.94m) Brick work & double glazed construction, radiator, access to study area

## First Floor Landing

Paddle stairs to loft room, radiator  
Bedroom 1: 13' 1" x 11' 8" (3.98m x 3.55m) Bay window, radiator, fitted wardrobes, feature fireplace  
Bedroom 2: 10' 8" x 8' 3" (3.25m x 2.51m) Window, radiator, built in wardrobes  
Bathroom: Bath with mixer taps & shower attachment, Wc, wash hand basin, part tiled walls, window, radiator  
Loft room: 14' 8" x 8' 3" (4.47m x 2.51m) Window, radiator

## Outside

Front: Off road parking for numerous vehicles, side access to the rear garden  
Rear: Good sized rear garden which is predominately laid to lawn with two decking areas and a pergola. Storage shed

## Other Information

Tenure: Freehold  
Approximate age: 1900's  
Heating: Gas central heating  
Windows: Double glazing  
Loft: Accessed via the paddled stairway  
Sellers Position: To be advised

## Local Information

Council Tax: Band C  
Local Authority: Eastleigh Borough Council  
Energy Rating: D

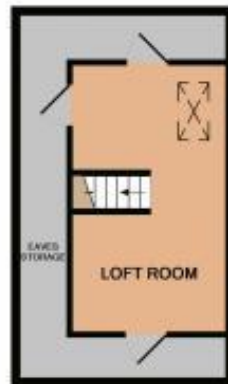
**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 764 SQ. FT.  
(71.0 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ. FT.  
(41.5 SQ. M.)



LOFT ROOM  
APPROX. FLOOR  
AREA 218 SQ. FT.  
(20.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1429 SQ. FT. (132.7 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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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.

