



RICHMONDS

39 The Drove, West End, Southampton, SO30 2EF

OIEO £350,000

An immaculate 2 bedroom bungalow situated in a quiet cul-de-sac close to West End village centre. Internally there is a high specification conservatory, kitchen, modern shower room, lounge/dining room and a light and neutral décor. Outside there are beautiful gardens to the front and rear, off road parking for numerous vehicles and a garage. An internal inspection is strongly recommended.

Accommodation

Entrance hallway:	Radiator, access to:
Lounge/Dining room:	21' (6.4m) x 9'10 (2.99m) Bow window to the front, window to the side, radiator
Kitchen:	10'7 (3.22m) x 9' (2.74m) Window, one and half bowl drainer sink with mixer tap and cupboard under, a further range of eye level and base mounted units with lighting, glass display unit, cooker with extractor fan, roll top surface and tiled splash backs, washing machine, dishwasher and fridge, door to conservatory
Conservatory:	11'11 (3.63m) Narrowing to 10'11 (3.32) x 11'10 (3.6m) Double glazed door to the rear garden, radiator
Bedroom 1:	10'4 (3.15m) x 9'11 (3.02m) Window to the rear, radiator, built in wardrobe
Bedroom 2:	10'11 (3.32m) x 8'7 (2.61m) Window to the side, radiator, built in bedroom furniture
Shower room:	Window to the side, corner shower cubicle with power shower , vanity wash hand basin, W.C, fully tiled walls and heated towel rail

Outside

Front:	Mainly laid to lawn with flower and shrub borders, off road parking for four cars and security light
Rear:	Mainly laid to lawn with flower and shrub borders, , shed and patio/seating areas
Garage:	Up and over door, power and light, space in rafter and security light

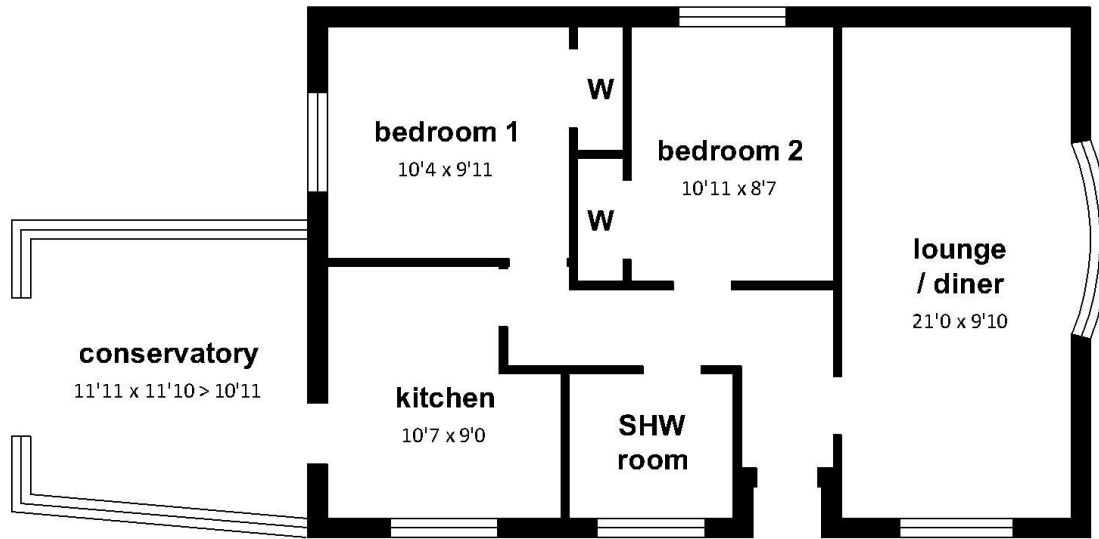
Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Partially boarded
Sellers position:	No forward chain

Local Information

Council tax:	Band D
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**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 786 sq ft 73 m2



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.

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