



RICHMONDS

Anzac Place, 14 Lower St Helens Road, Hedge End, SO30 0NB

£449,995

A spacious three bedroom detached home on the edge of Hedge End village centre and presented in excellent order throughout. The accommodation comprises a generous lounge, separate dining room, kitchen/breakfast room and a cloakroom on the ground floor. On the first floor there are three well-proportioned bedrooms, with a modern en-suite to the master, and a family bathroom

Accommodation

Entrance hallway:	Stairs to first floor, cupboard
Cloakroom:	Wc, wash hand basin
Lounge:	17'2" x 14'0" (5.24m x 4.27m) Feature fireplace, French doors & window to the rear garden, radiator
Dining room:	12'7" x 12'0" (3.83m x 3.66m) Double doors to kitchen/breakfast room, radiator, window to the rear
Kitchen/breakfast room:	12'9" x 12'0" (3.88m x 3.66m) Window to the front, a range of wall & base level units with plumbing for washing machine, double oven, hob with extractor over, integrated dishwasher, fridge freezer, sink with drainer, breakfast bar with storage under.

First Floor Landing

Bedroom 1:	12'9" x 11'8" (3.88m x 3.55m) Window, radiator, built in wardrobes, access to ensuite
Ensuite:	Double shower cubicle, Wc, wash hand basin, window, radiator
Bedroom 2:	15'4" x 9'0" (4.67m x 2.74m) Window, radiator, built in wardrobes
Bedroom 3:	12'8" x 8'9" (3.85m x 2.67m) Window, radiator
Bathroom:	Bath with shower attachment, Wc, wash hand basin, window, radiator

Outside

Front:	Block paved driveway with step to the front door, access to the garage. Lawned area and mature shrubbery
Rear:	Block paved patio area which leads to a lawned area with mature shrubs bordering and further seating area with pergola. Garden shed
Garage:	Up & over style door to the front

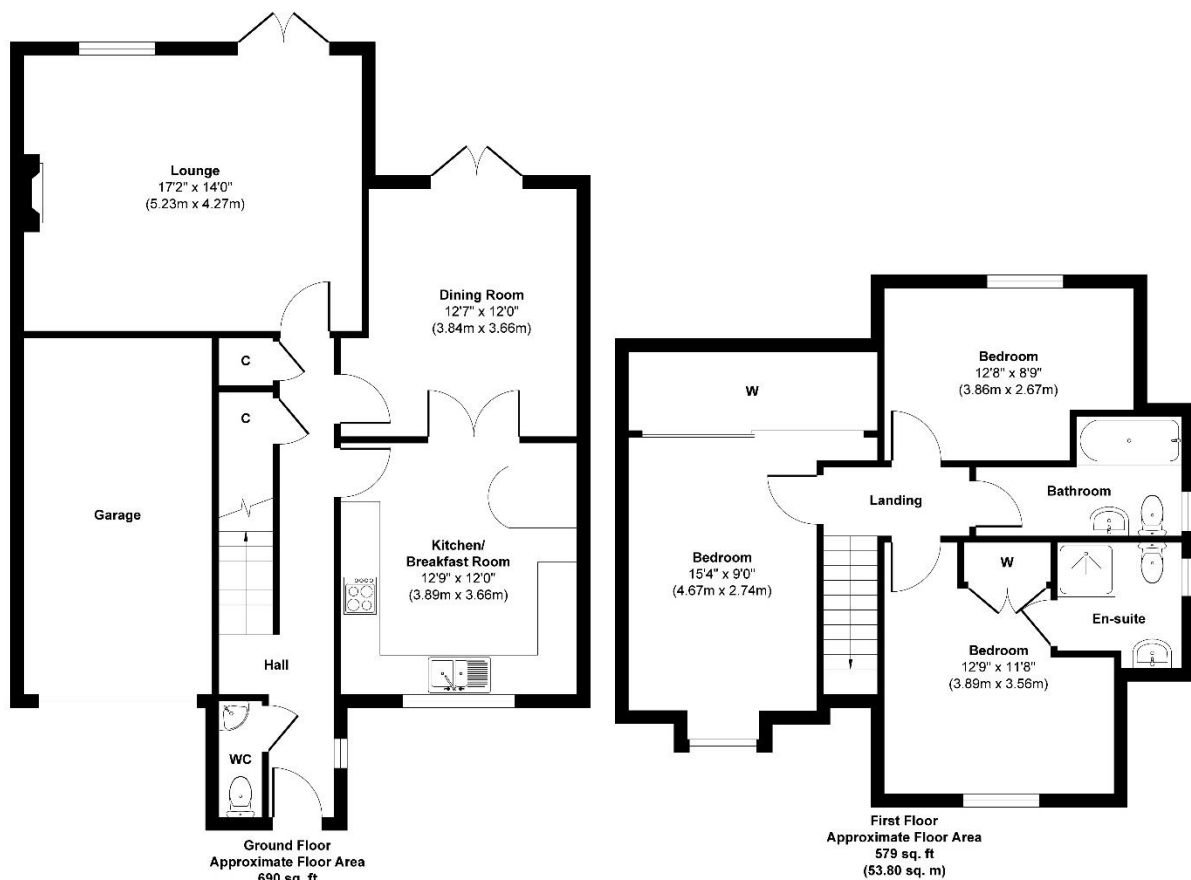
Other Information

Tenure:	Freehold
Approximate age:	2007
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	C
Sellers position:	Found a vacant property to purchase

Local Information

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



Approx. Gross Internal Floor Area 1269 sq. ft / 117.90 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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