



RICHMONDS

14 Richlans Road, Hedge End, Southampton, SO30 0HT

£400,000

Offered for sale with no forward chain is this three bedroom detached home which has been extended. There is a spacious 23'7" lounge which leads on to a separate dining room, ground floor shower room, large kitchen/breakfast room, off road parking for several vehicles, garage and an enclosed rear garden. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance hallway:	Stairs to first floor, access to
Shower/Cloakroom:	Wc, wash hand basin, shower cubicle, radiator
Lounge:	23'7" x 11'2" narrowing to 8'4" (7.19m x 3.40m narrowing to 2.54m) Window to the front, gas fire place with brick surround, feature port hole windows to the side, double doors to the dining area, radiators
Dining room:	10'1" x 8'11" (3.07m x 2.72m) Double glazed patio doors to the rear, access to kitchen, radiator
Kitchen:	16'8" x 8'9" (5.08m x 2.67m) Windows, radiator, door to rear garden. A range of wall & base level units, 1 ½ bow sink with drainer, oven with hob & extractor over, plumbing for dishwasher, plumbing for washing machine, breakfast bar area, space for fridge freezer
First Floor Landing	Loft access, window to side
Bedroom 1:	11'11" x 9'1" to wardrobes (3.63m x 2.77m to wardrobes) Triple built in wardrobes, window, radiator
Bedroom 2:	11'4" x 10'7" (3.45m x 3.23m) Window, radiator, built in double wardrobes
Bedroom 3:	8'5" x 6'7" (2.57m x 2.01m) Over stair cupboard, window, radiator
Bathroom:	Panel enclosed bath, pedestal wash hand basin, Wc, window, radiator

Outside

Front:	Off road parking for several vehicles, access to the garage, lawned area and enclosed by low level brick wall. Side access to the rear garden
Rear:	Mainly laid to lawn with flower & shrub borders, garden shed/summer house
Garage:	Detached garage with up & over style door

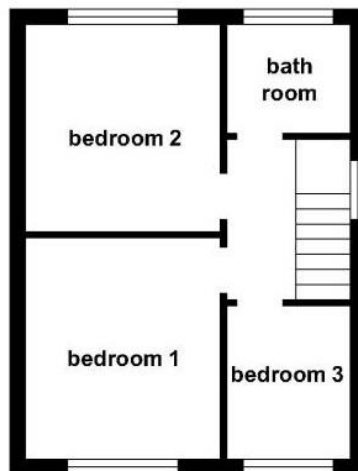
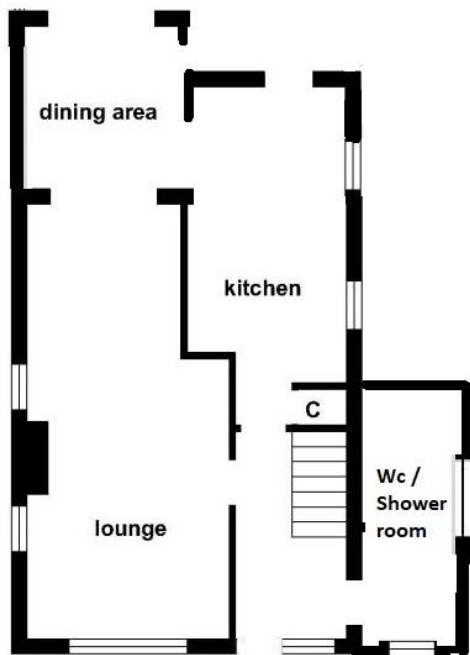
Other Information

Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Not inspected
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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



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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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