



RICHMONDS



## 2 Maddoxford Way, Boorley Green, Southampton, SO32 2DW Offers Over £425,000

Offered for sale with no forward chain is this three bedroom detached bungalow which sits in a cul-de-sac in Bootley Green. There is a good sized sitting room open plan to the dining room, a modern kitchen/breakfast room, shower room and three bedrooms. Outside there is off road parking, garage and an enclosed rear garden. An internal inspection is recommended to fully appreciate the location and size of the property.

### Accommodation

Entrance hallway:	Storage cupboard
Sitting room:	16'0" x 12'7" (4.87m x 3.84m) Window, radiator, fireplace, open to:
Dining room:	8'11" x 8'6" (2.72m x 2.60m) French doors to the rear, radiator
Kitchen:	11'9" x 9'1" (3.59m x 2.77m) Door to the rear garden, window, radiator a range of wall & base level units, space for cooker, extractor over, stainless steel sink with drainer, plumbing for washing machine, wall mounted boiler, space for fridge. Space for breakfast table
Bedroom 1:	11'2" x 12'8" (3.40m x 3.85m) Window, radiator, wardrobe
Bedroom 2:	9'2" x 11'5" (2.80m x 3.48m) Window, radiator, wardrobe
Bedroom 3:	7'9" x 9'4" (2.37m x 2.85m) Window, radiator
Shower room:	Large walk-in shower cubicle, Wc, pedestal wash hand basin, tiled.

### Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

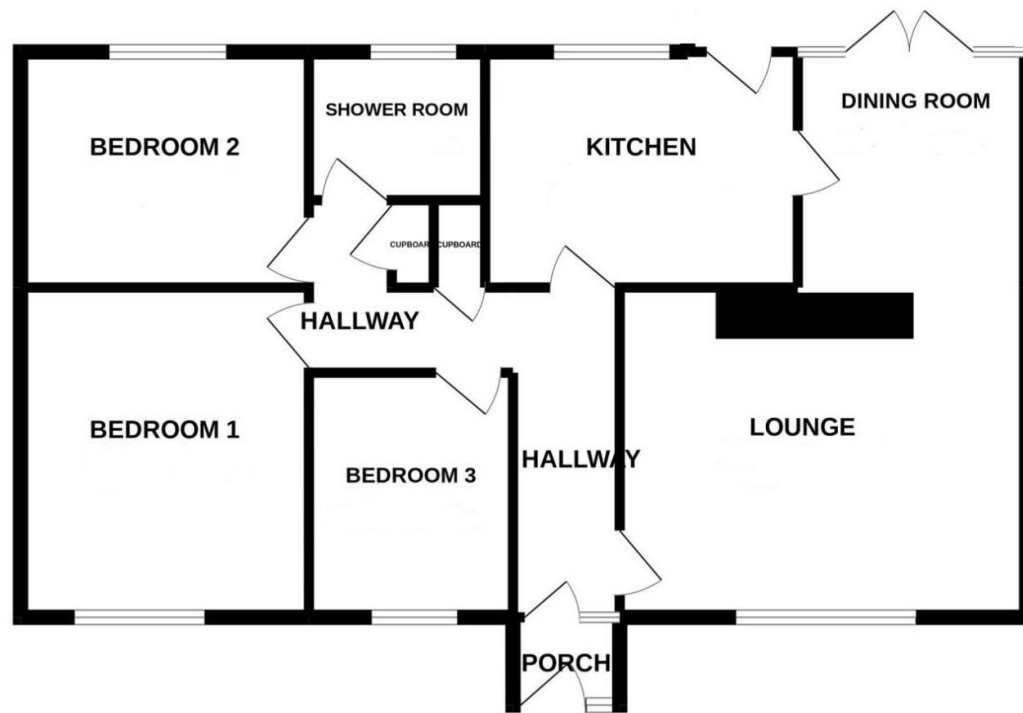
### Outside

Front:	Off road parking in front of the garage, lawned area and path to the front door.
Rear:	Patio area with steps down to the lawn with flower beds bordering.
Garage:	Up & over style door

### Other Information

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

**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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



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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