



RICHMONDS

94 Granada Road, Hedge End, Southampton, SO30 4AQ

OIEO £475,000

Situated on one of Hedge End premier roads is this four bedroom detached property which is offered for sale with no forward chain. Internally the property is presented to a very high standard with refitted kitchen and shower rooms. There are four bedrooms with an ensuite to the master, two reception rooms and two additional conservatories. There is off road parking for numerous vehicles at the front and rear, and the enclosed rear garden completes this wonderful family residence.

Accommodation

Entrance hallway:	12'9" x 9'7" (3.89m x 2.92m) Stairs to first floor, radiator, airing cupboard
Lounge:	14'8" x 13'1" (4.47m x 3.99m) Window, radiator, door to conservatory
Conservatory 2:	10'9" x 8'6" (3.28m x 2.59m) Doors to the rear garden
Sitting room:	15'5" x 10'6" (4.70m x 3.20m) Window, radiator, door to conservatory
Conservatory:	10'6" x 9'7" (3.20m x 2.92m) Doors to garden
Kitchen:	14'2" x 10'3" (4.32m x 3.13m) This spacious & well designed kitchen offers an abundance of Corian work surface and cupboard space. There is space for a fridge freezer (available via separate negotiation), tumble dryer, Range cooker (available via separate negotiation) dishwasher, sink with drainer, window, radiator.
Bedroom 2:	12'3" x 8'4" (3.74m x 2.54m) Window, radiator
Shower room:	White suite comprising: Low level Wc, wash hand basin, double shower cubicle, heated towel rail, tiled walls, window

First Floor Landing

Bedroom 1:	16'2" x 14'4" (4.93m x 4.37m) Window, radiator, 2 x loft access
Ensuite:	White suite comprising: Low level Wc, wash hand basin, shower cubicle, heated towel rail, window, extractor fan, underfloor heating
Bedroom 3:	11'11" x 7'7" (3.63m x 2.31m) Two windows, radiator
Bedroom 4:	7'7" x 7'7" (2.31m x 2.31m) Window, radiator

Outside

Front:	Off road parking and a lawned area, side access to the rear garden
Rear:	Additional off road parking at the rear of the property and gate through to the wall enclosed rear garden with shrub borders, lawn and a patio area

Other Information

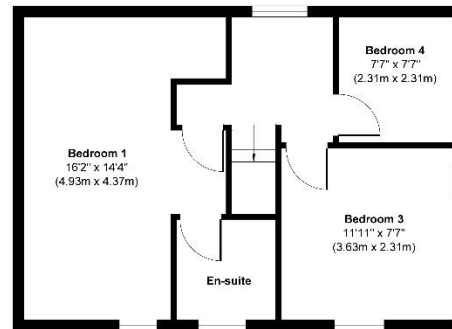
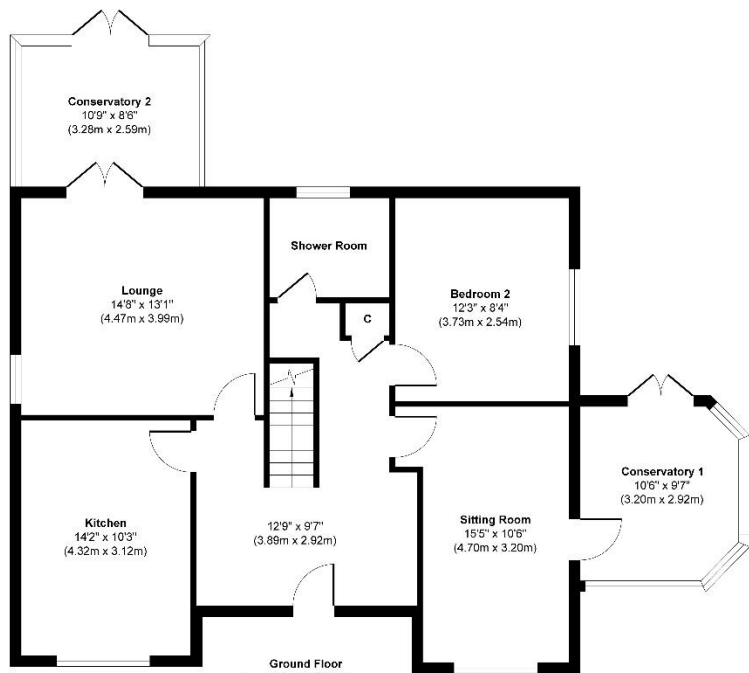
Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Partially boarded
Energy Rating:	To be advised
Sellers position:	No forward chain

Local Information

Council tax:	Band D
Local Authority:	Eastleigh Borough Council

Agents Note: *Bedroom furniture to remain (excluding bedroom 4 white chest of drawers)

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. Gross Internal Floor Area 1346 sq. ft / 125.04 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.

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.

