



RICHMONDS

104 Park Road, Freemantle, Southampton, SO15 3DP

OIEO £330,000

Offered for sale in the highly sought after rental location of Freemantle, Shirley is this Freehold property currently split into two, three-bedroom maisonettes. The properties are gas centrally heated and there is off road parking and garden. The ground floor maisonette is currently rented on an AST until 2025, the first-floor tenant is on a flexible contract with potential to extend. The property is offered for sale with no onward chain.

Accommodation

Ground Floor Flat A:

Entrance hall:	Radiator
Lounge:	14'2" x 14'1" (4.32m x 4.30m) Two windows, radiator
Kitchen/diner:	16'3" x 10'2" (4.95m x 3.10m) A range of wall & base level units incorporating: Sink with drainer, fitted oven & hob, space for washing machine, tumble dryer & fridge freezer.
Bedroom 1:	11'1" x 7'4" (3.38m x 2.24m) Window, radiator
Bedroom 2:	9'5" x 7'8" (2.87m x 2.34m) Window, radiator, storage cupboard
Bedroom 3:	8'7" x 7'3" (2.62m x 2.21m) Window, radiator
Bathroom:	8'9" x 4'1" (2.67m x 1.25m) Window, radiator, low level Wc, wash hand basin, bath with shower over, tiled walls

Outside

Front:	Off road parking
Rear:	Enclosed garden which is paved

Other Information

Tenure:	Freehold
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	To be advised
Sellers position:	No forward chain

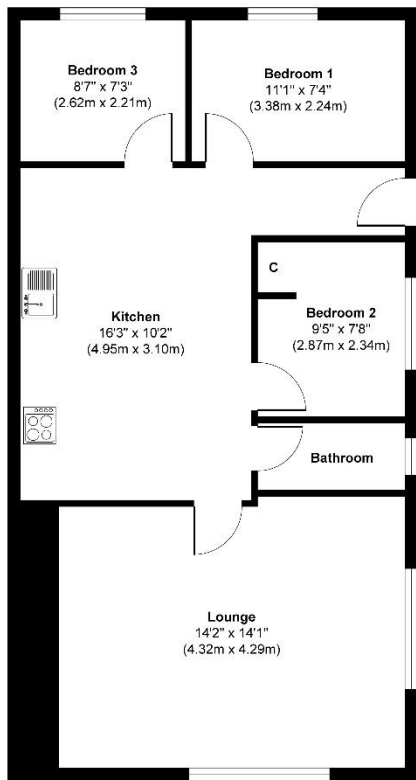
First Floor Flat B:

	Agents note: *This flat needs some modernisation
Entrance hall:	Storage cupboard, stairs to first floor
Landing:	Loft access.
Lounge:	14'5" x 13'10" (4.40m x 4.22m) Two windows, radiator
Kitchen:	8'2" x 6'10" (2.49m x 2.09m) Space for fridge freezer, washing machine, fitted oven & hob, window
Bedroom 1:	12'4" x 11'6" (3.76m x 3.51m) Two windows, radiator, wardrobe
Bedroom 2:	12'9" x 12'4" (3.89m x 3.76m) Window, radiator, wardrobes
Bedroom 3:	10'7" x 6'1" (3.23m x 1.86m) Window, radiator
Bathroom:	12'3" x 9'8" (3.74m x 2.95m) Low level Wc, wash hand basin, bath, radiator, two windows

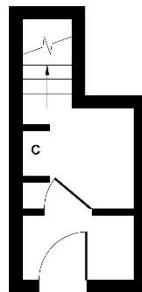
Local Information

Council tax:	Both Flats Band A
Local Authority:	Southampton City Council

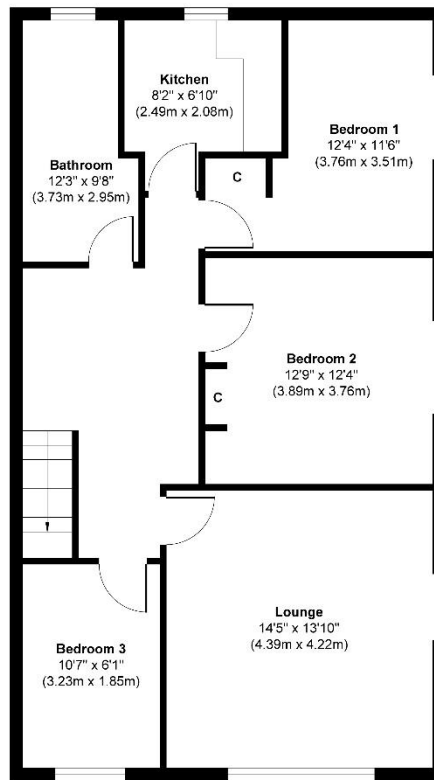
Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation 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



Ground Floor
Approximate Floor Area
776 sq. ft
(72.09 sq. m)



First Floor



First Floor
Approximate Floor Area
827 sq. ft
(76.83 sq. m)

Approx. Gross Internal Floor Area 1603 sq. ft / 148.92 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.

