



RICHMONDS



Lower Northam Road, Hedge End, Southampton, SO30 4FQ

Guide Price £390,000

A large 3-bedroom family home positioned in Hedge End village and set back from the main road. This property would be ideal for a family who require good schools, local parks and easy access to the motorway.

This character property has many features including a spacious lounge, hallway with cupboard and stairway, coupled with an open plan kitchen/dining room which interacts with the generously sized family room making it perfectly designed for family living.

In addition, there is a ground floor shower room and a large rear garden leading off the family room. Upstairs, there are 3 good sized bedrooms and a family bathroom. The large loft has been converted with a fixed step ladder style stairway and would be perfect for a play/gaming area.

There is ample parking to the front along with a storage facility. Overall, this spacious family home has an approximate internal floor area of 1439 sq. ft.

**Other Information**

Tenure: Freehold

Approximate Age: 1930's

Heating: Gas central heating (boiler in kitchen)

Windows: Double glazing

Loft: Converted to a play area

Energy Rating: D

Sellers Position: Searching for a smaller home in the area

**Local Information:**

Council Tax: D

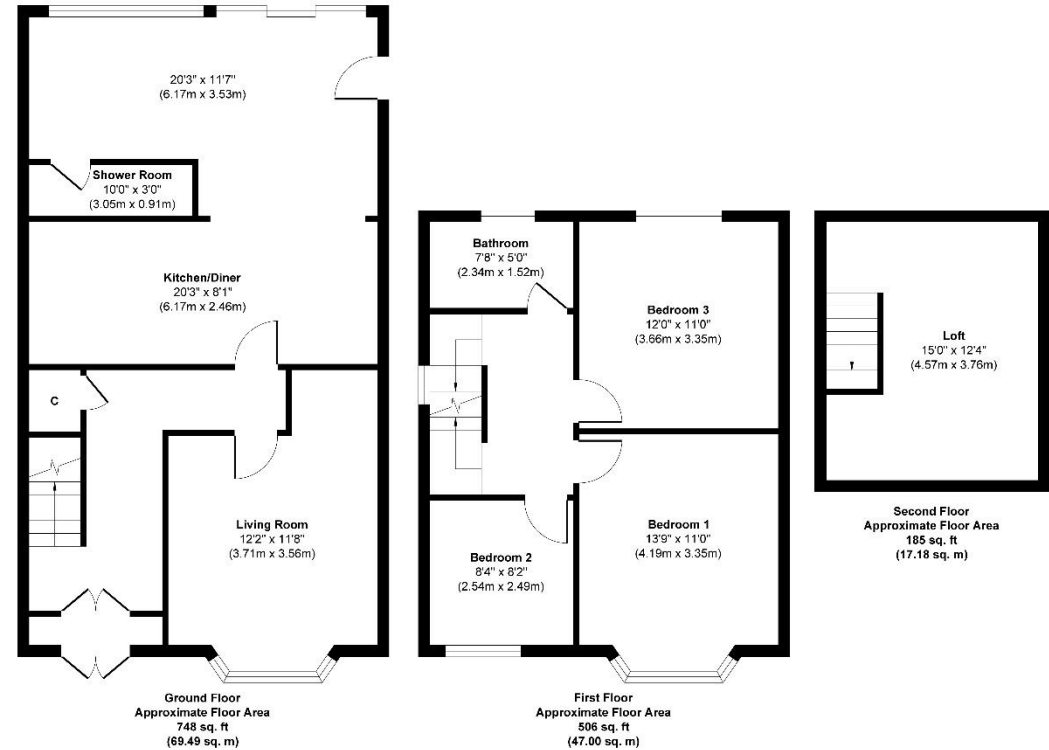
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	<b>71</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Approx. Gross Internal Floor Area 1439 sq. ft / 133.67 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

**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**

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