



RICHMONDS

## Navigators Way, Hedge End, Southampton, SO30 2GP

Offers Over £360,000

A four-bedroom, semi-detached house with a large garden and positioned in a quiet cul-de-sac on the edge of Hedge End.

The property benefits from an entrance porch, entrance hallway and WC. The large open plan lounge/dining room leads to the family room which has French doors to the rear garden. There is a modern kitchen and utility room with side access to the garden.

Outside, the property has ample off-road parking and benefits from a detached garage with storage/workshop to the rear. The large garden is easy to maintain with a raised decked seating area.

The property is within walking distance of Shamblehurst School, Berrywood Primary School as well as Wildern Secondary School so is ideal for families. It is located close to the shopping amenities in Hedge End with easy access to the motorway network and train station.

### Other Information

Tenure: Freehold

Approximate Age: 1982

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Insulated

Energy Rating: D

Sellers Position: Searching for a smaller home in the local area


### Local Information:

Council Tax: Band C

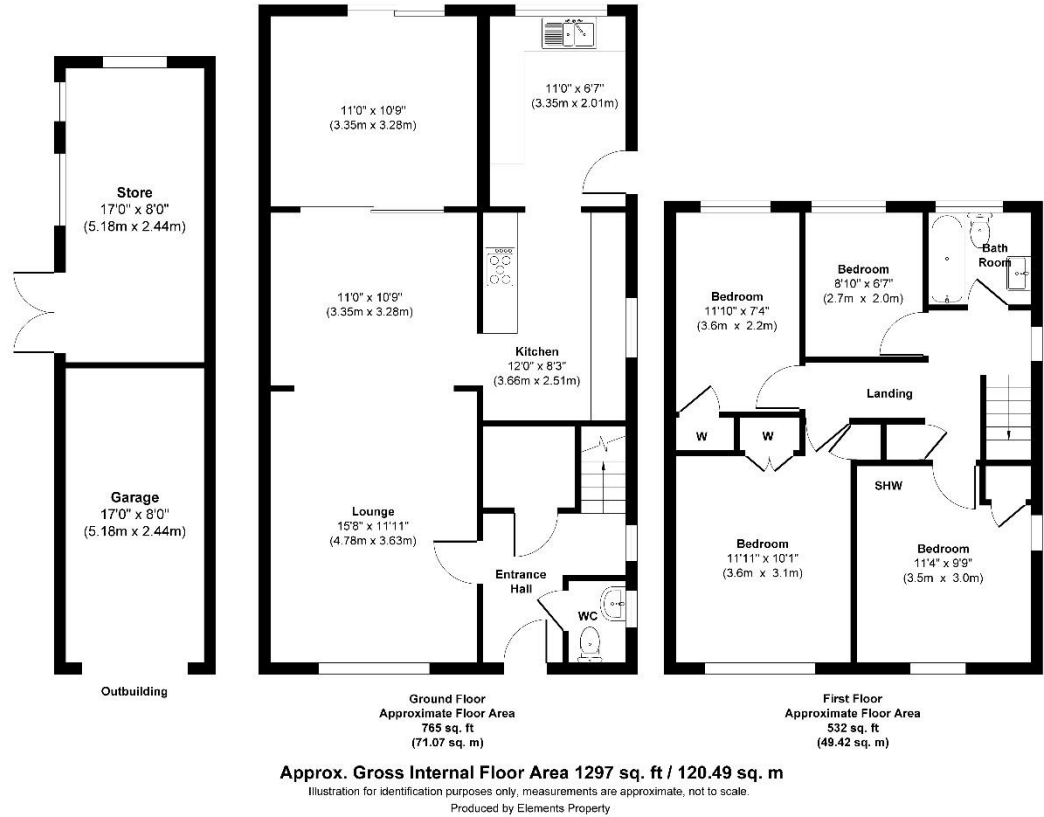
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>85</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</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 

WWW.EPC4U.COM



**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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