



RICHMONDS



## Watson Court, Hedge End, Southampton, SO30 0AQ

Offers Over £300,000

A modern, three-bedroom town house situated in an ideal location close to local schools.

On the ground-floor, there is a kitchen at the front and a lounge overlooking the rear garden all decorated in a light and natural style. It also benefits from a dining area and cloakroom.

There are two good-sized bedrooms on the first floor that share a modern family bathroom and a further master bedroom on the second floor with built-in cupboards.

Outside the property there is allocated parking and an easy to maintain rear garden that has been paved. The property has easy access to the motorway network and local country park plus the advantage of the numerous shopping amenities based around Hedge End.

### Other Information

Tenure: Freehold

Approximate Age: Approx 2010

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Insulated

Energy Rating: C

Sellers Position: Looking locally for a property

### Local Information:

Council Tax: C

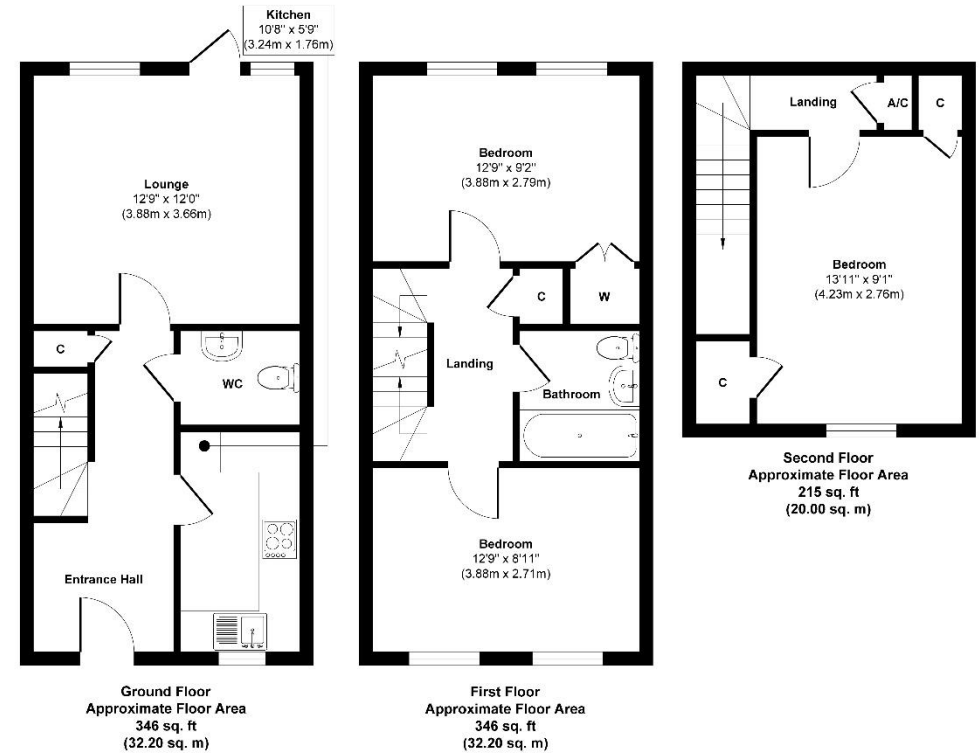
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	78	
(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	

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**Approx. Gross Internal Floor Area 907 sq. ft / 84.40 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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk



