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RICHMONDS

## Harbourne Gardens, Chartwell Green, Southampton, SO18 3LZ

OIEO £190,000

A one-bedroom quad house situated in Chartwell Green. This well presented 1 bedroom home comprises a spacious lounge / diner and a kitchen with large storage cupboard on the ground floor.

On the first floor, there is a large master bedroom with fitted wardrobes and a bathroom. Other benefits include double glazing, gas central heating and one allocated and one shared parking space.

Chartwell Green is a popular residential location with fantastic access to Southampton City Centre. There are also lots of local shops and parks nearby.

### Other Information

Tenure: Freehold

Approximate Age: 1980's

Heating: Gas central heating

Windows: Double glazed

Loft: Not inspected

Energy Rating: D

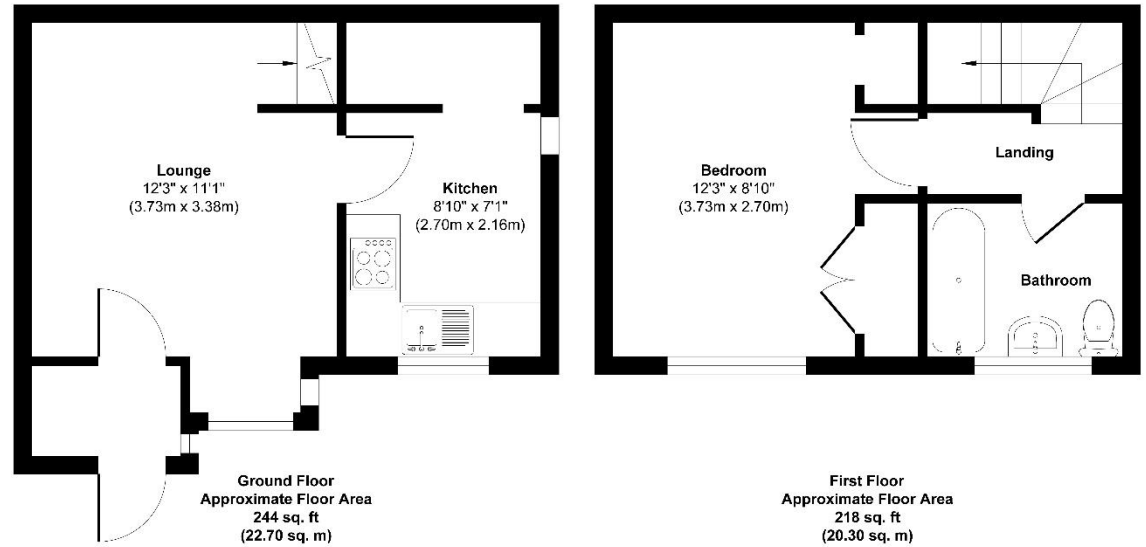
Sellers Position: No onward chain

### Local Information:

Council Tax: B

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 462 sq. ft / 43.00 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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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