



RICHMONDS

# 67 Beattie Rise, Grange Park, Southampton, SO30 2AG

Offers Over £350,000

Located in a popular cul-de-sac is this 3-bedroom link detached family home with a good-sized garden, fitted kitchen and an open plan sitting/dining room. Other features include an ensuite to the master bedroom, family bathroom and off-road parking for 2 vehicles.

## Accommodation

Entrance hallway: Stairway, cupboard, radiator  
Cloakroom: Window, wc, wash basin, radiator  
Kitchen: 9'2" x 8'8" (2.80m x 2.64m) Window, radiator, fitted kitchen with plumbing for washing machine & slim line dishwasher, space for cooker and fridge freezer  
Sitting/Dining room: L Shaped: Sitting area: 16'1" x 9'9" (4.91m x 2.97m) Open plan to: dining area 9'2" x 8'9" (2.80m x 2.67m) Window & door to garden, radiator

## First Floor Landing

Window, airing cupboard  
Bedroom 1: 13'0" x 9'0" (3.96m x 2.75m) Window, radiator  
Ensuite: Shower cubicle with power shower, Wc, wash basin, heated towel rail  
Bedroom 2: 9'5" x 9'5" (2.87m x 2.87m) Window, radiator  
Bedroom 3: 10'0" x 6'9" (3.05m x 2.06m) Window, radiator  
Bathroom: Window, radiator, bath with shower attachment, Wc, wash basin

## Outside

Front: Off road parking for 2 vehicles with adjacent lawn, side access to the rear garden

Rear/side garden: An extra width side garden which is ideal for extra storage. The rear garden is mainly laid to lawn with borders, water butt to remain, outside light & tap  
Garage: Up & over style door with rear door to garden, loft storage, power & lighting

## Other Information

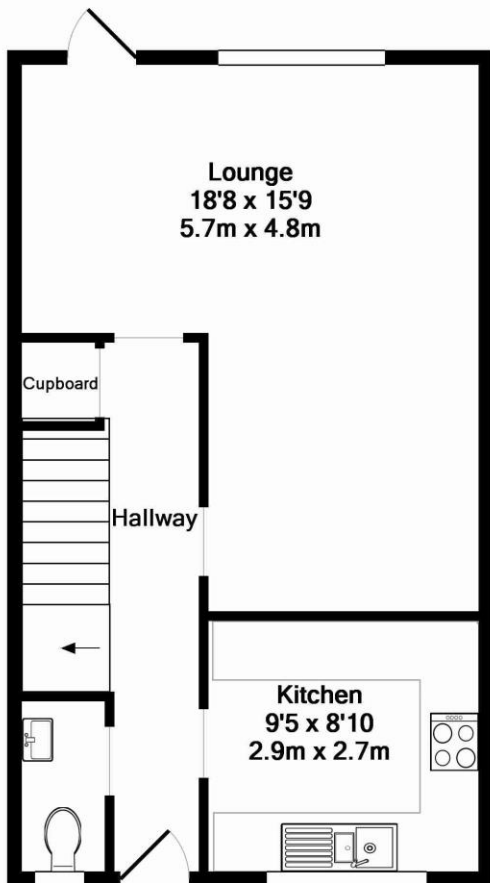
Tenure: Freehold  
Approximate age: 1988

Heating: Gas central heating, boiler located in kitchen. Cavity wall insulation  
Windows: Double glazing & UPVC fascias & soffits  
Sellers position: Searching for a property in Hayling Island

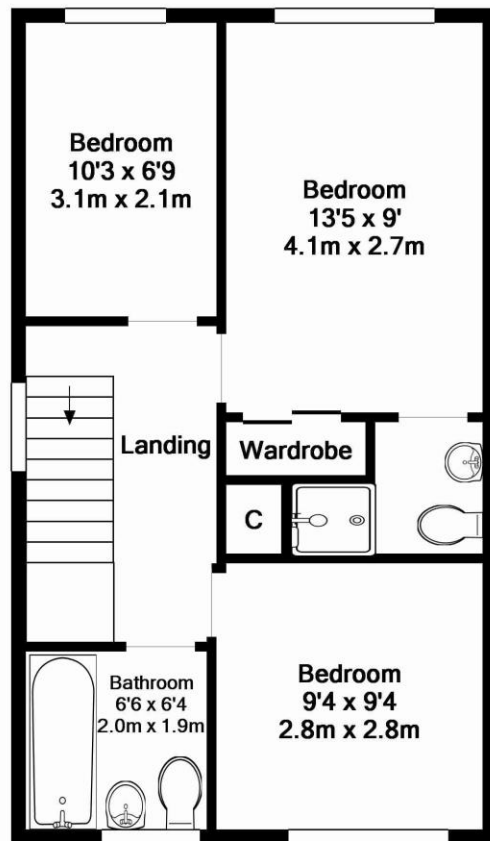
## Local Information

Council tax: Band D  
Local Authority: Eastleigh Borough 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



Ground Floor  
Approx. Floor  
Area 434 Sq.Ft.  
(40.3 Sq.M.)



1st Floor  
Approx. Floor  
Area 434 Sq.Ft.  
(40.3 Sq.M.)

**Total Approx. Floor Area 868 Sq.Ft. (80.6 Sq.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

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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.

