



RICHMONDS

Ambleside, Botley, Southampton, SO30 2NT

£275,000

A large two double bedroom house in immaculate order located in Botley.

The property is entered through a porch which opens onto a large living room decorated in a light and neutral style. At the rear of the house there is a stylish and modern kitchen/dining room with fitted appliances and access to the garden.

Upstairs, there are two good-sized bedrooms and a modern bathroom with a white suite and shower over the bath. This lovely home also benefits from double glazing, gas central heating, a good size garden as well as parking close to the house.

The property is conveniently positioned with well-regarded local schools and easy access to shops and the motorway network. The beautiful Manor Farm Country Park is also close by.

Other Information

Tenure: Freehold

Approximate Age: Built circa 1980

Heating: Gas central heating

Windows: Double glazing

Energy Rating: C

Sellers Position: Sellers are searching for a local property

Local Information:

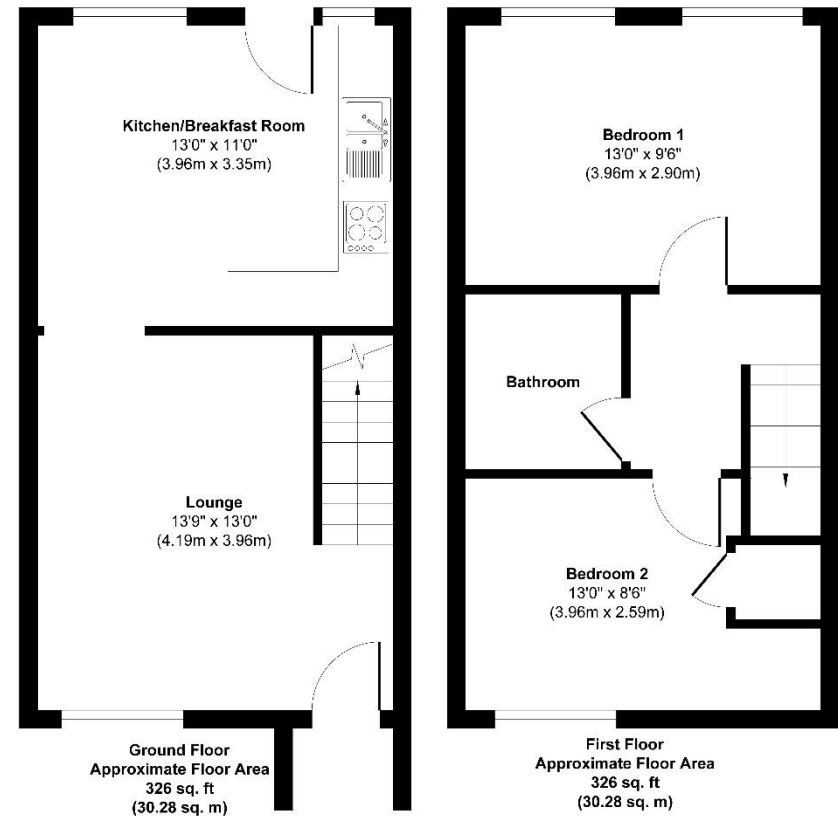
Council Tax: B

Local Authority: Eastleigh Borough Council





40 Ambleside



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 652 sq. ft / 60.56 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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