



Osterley Close, Botley, Southampton, SO30 2EX

£395,000

A three-bedroom, semi-detached house with an open plan ground floor located in the highly desirable village of Botley. The large lounge/dining room opens to the modern kitchen and sunroom with French doors leading out to an attractive garden. Downstairs, there is also the benefit of a cloakroom, porch, and hallway.

Upstairs, there are 3 bedrooms and a converted loft area, which is used as a 4th bedroom by the current owner as well as a modern bathroom with a white suite and shower over the bath.

Outside, there is a garage and surrounding garden coupled with parking. 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 1970

Heating: Gas central heating

Windows: Double glazing

Loft: Converted

Energy Rating: C

Sellers Position: Looking to move locally

Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council

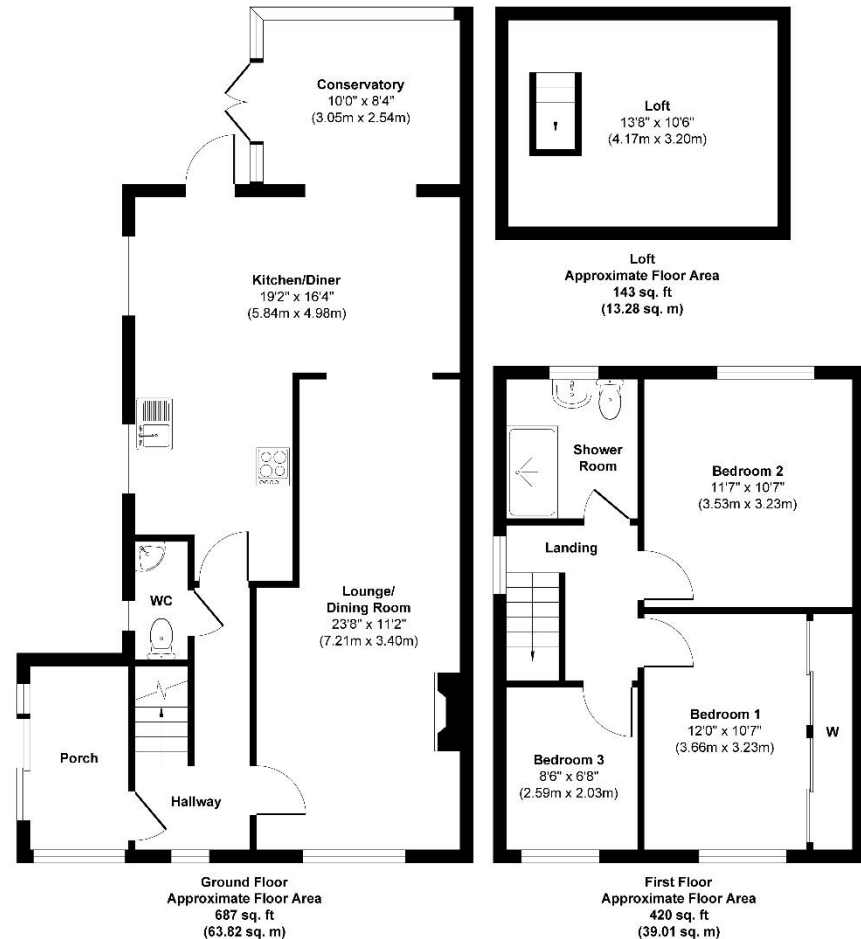




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approx. Gross Internal Floor Area 1250 sq. ft / 116.11 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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