



RICHMONDS

Woodstock Close, Hedge End, Southampton, SO30 0NG

£280,000

A 2-bedroom end terrace home with extension offered for sale within Hedge End village. This 2-bedroom home sits at the end of a quiet cul-de-sac with rear countryside views. There is gas central heating, double glazing, and off-street parking. Additionally, there is an allocated parking space within the neighbouring car park.

Upon entry, there is a convenient lobby area leading onto the bright and airy sitting room which has a door leading to the fitted kitchen. To the rear of the property is the extended family room which overlooks the rear garden. On the first floor there are two bedrooms and the fitted family bathroom suite. Outside, the rear garden is a low maintenance space with storage sheds and side access to the front of the property.

The property is to be sold with no onward chain.

Woodstock Close is a quiet cul-de-sac in the village of Hedge End. The property sits within walking distance of local schools, shops, the Manor Farm Country Park and junction 8 of the M27 Motorway.

Other Information

Tenure: Freehold

Approximate Age: 1980/90's

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Part-boarded

Energy Rating: C

Sellers Position: No onward chain

Local Information:

Council Tax: B

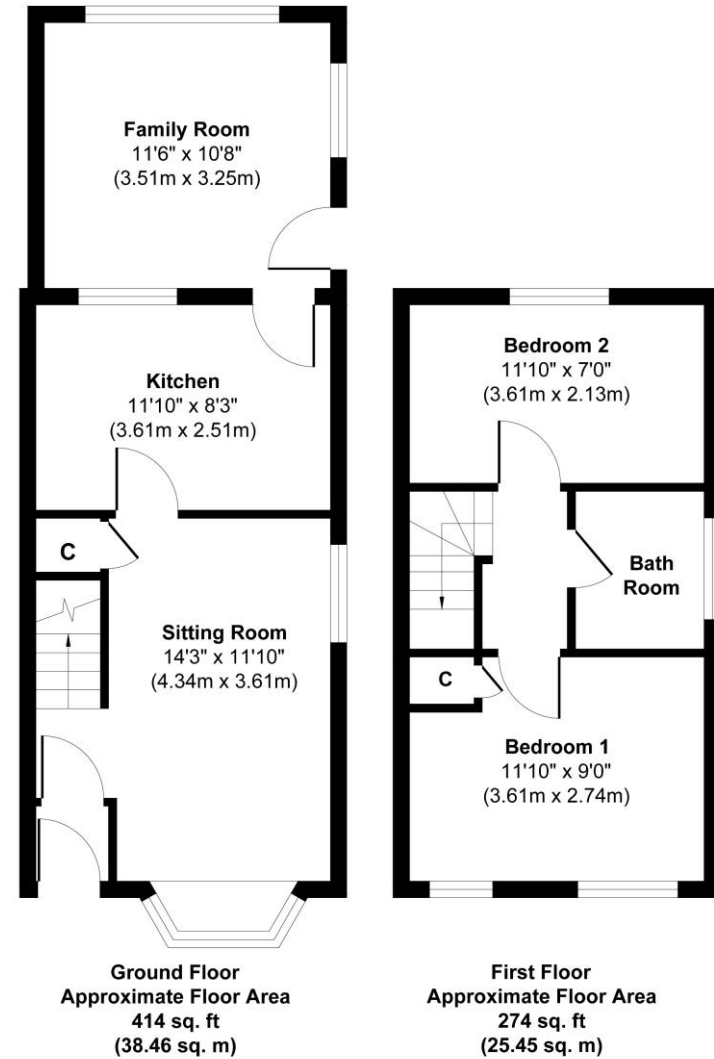
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(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	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 688 sq. ft / 63.91 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

