



RICHMONDS

# 30 Hansen Gardens, Hedge End, Southampton, SO30 2LN

Offers Over £290,000

An attractive 3 bedroom end of terrace, Bovis built home benefiting from built in wardrobes to all bedrooms plus an ensuite to the master bedroom. The property has a double length driveway and also benefits from various upgrades when built. The property is offered for sale with no forward chain and an internal inspection is strongly recommended.

## Directions

From our office in Freegrounds Road Turn left onto Freegrounds Close Turn left onto Freegrounds Avenue Turn right onto Saint John's Road - B3033 Continue forward onto Wildern Lane At roundabout take the 2nd exit onto Botley Road - B3035 At roundabout take the 3rd exit onto Tollbar Way - B3342 At roundabout take the 2nd exit onto Tollbar Way - B3342 Turn right onto Whites Way Turn right onto Lebburn Meadows, Turn left, Turn right onto Hansen Gardens

## Accommodation

Entrance lobby: Door to sitting room, door to cloakroom  
Cloakroom: Low level Wc, wash hand basin, radiator, part tiled  
Sitting room: 18'0" x 10'3" widening to 14'0" (5.49m x 3.13m widening to 4.27m) Stairway to first floor, access to understair storage cupboard, door to:  
Kitchen/dining room: 14'0" x 9'5" (4.27m x 2.87m) Patio doors to the rear garden, 1 ½ bowl stainless steel sink & drainer with mixer tap over, a range of eye & base level units with drawers & work surfaces over, integrated appliances to include, dishwasher, washer/dryer, fridge freezer, wall mounted Potterton boiler in cupboard, gas hob & electric oven with stainless steel extractor hood. Space for table & chairs in the dining area with additional base level units

## First Floor Landing

Bedroom 1: 11'8" x 10'6" (3.56m x 3.20m) Double built in wardrobe  
Ensuite: Shower cubicle, low level Wc, wash hand basin, extractor fan  
Bedroom 2: 11'2" x 7'8" (3.40m x 2.34m) Access to loft space, double built in wardrobe  
Bedroom 3: 8'2" x 6'0" (2.49m x 1.83m) Double built in wardrobe  
Bathroom: Half tiled, panel enclosed bath with mixer taps, low level Wc, pedestal wash hand basin

## Outside

Front: Double length driveway with parking for several vehicles, shrub borders & side pedestrian access  
Rear: Enlarged patio at both ends of the garden with maturing shrubbery, lawned area, shed and enclosed by wooden fence

## Other Information

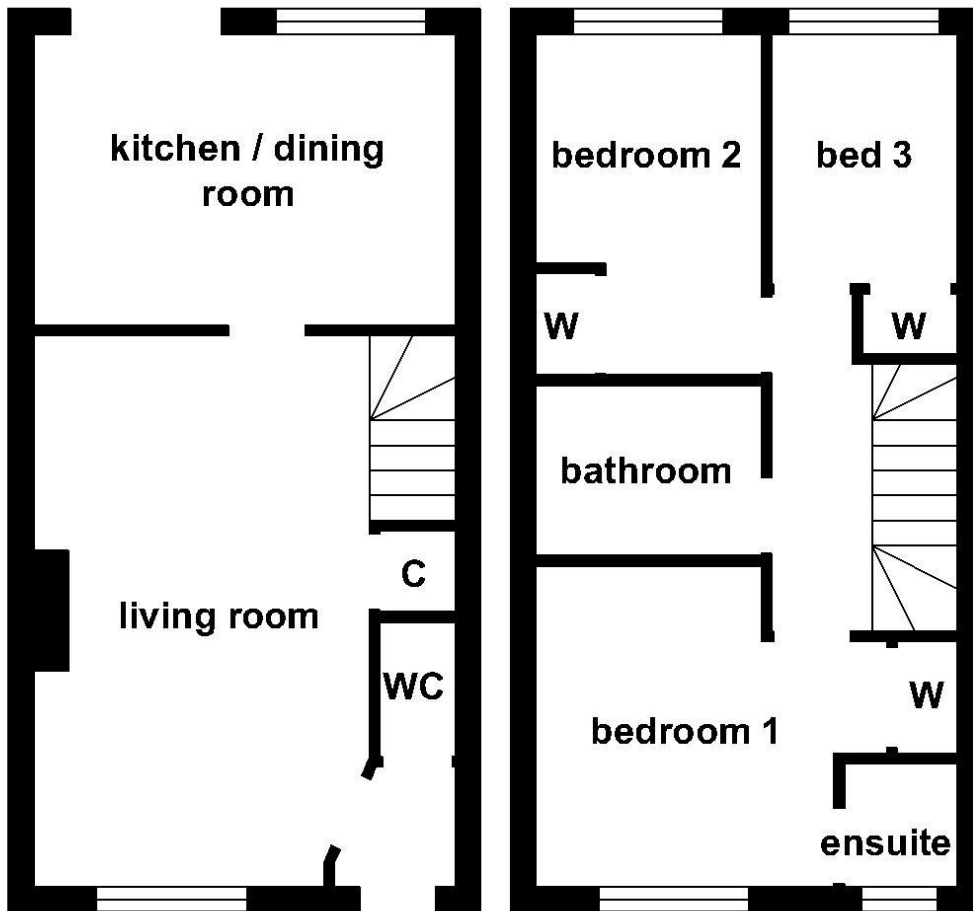
Tenure: Freehold  
Approximate age: 2009/10  
Heating: Gas central heating  
Windows: Upvc double glazing  
Loft: Insulated  
Sellers position: No forward chain

## Local Information

Council tax: Band C  
Local Authority: Eastleigh Borough Council

**Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on**

admin@richmondsproperty.co.uk **01489 789933** www.richmondsproperty.co.uk



**SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY  
 APPROX FLOOR AREA 764 sq ft 71 m2**



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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. 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.

