



RICHMONDS



# White's Way, Hedge End, Southampton, SO30 2JY

£349,950

A 3-bedroom town house with a large open plan ground floor and a secluded south facing rear garden. There is a ground floor Wc, en-suite to the master bedroom and a separate family bathroom.

The garage has been divided into two separate areas; a storage area with up and over style door at the front and the rear area which can be directly accessed from the garden and would make an ideal garden room/gym/office. There is also off-road parking in front of the garage.

The property is located within Dowds Farm and sits within walking distance of the highly desired Wellstead Primary School. The train station is a short distance away as are local shops and food establishments.

## Other Information

Tenure: Freehold

Approximate Age: 2007

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Insulated

Energy Rating: B

Sellers Position: No chain

## Local Information:

Council Tax: C

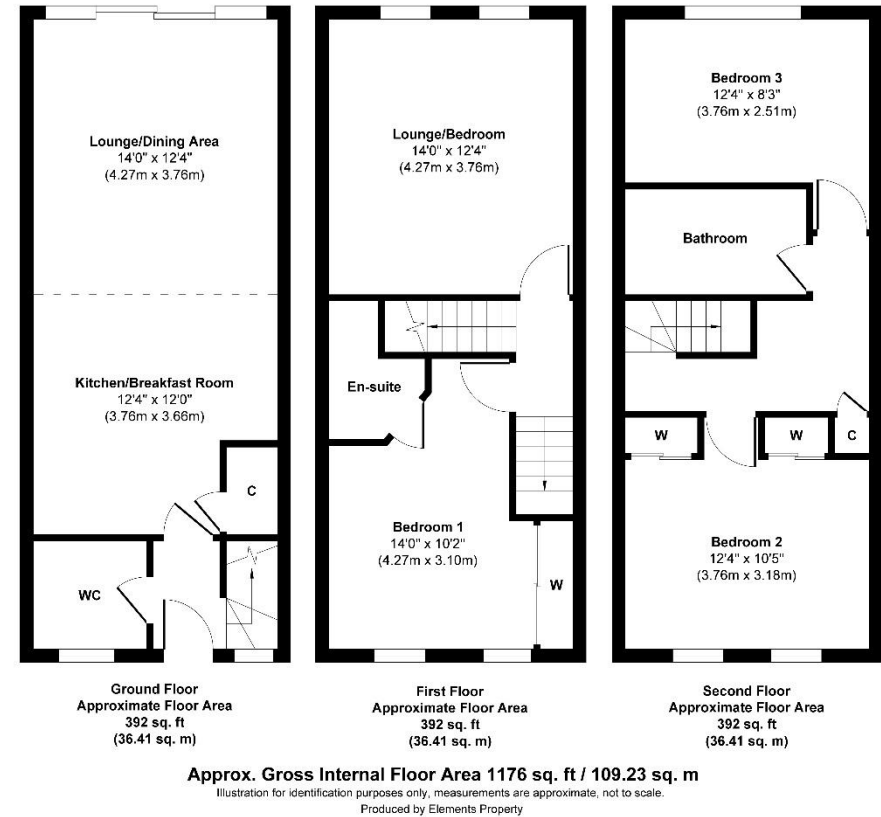
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM



**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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