



RICHMONDS



# Bursledon Road, Hedge End, Southampton, SO30 0BU

£350,000

A 2-bedroom bungalow positioned on the edge of Hedge End village and styled in a light and neutral décor throughout.

Features include a spacious sitting/dining room with patio doors leading onto the rear garden. There are two good-sized bedrooms with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. A kitchen and family bathroom complete this lovely bungalow.

Outside, the property has a large frontage providing off-road parking for numerous vehicles and a long rear garden with mature shrub borders and lawn.



## Other Information

Tenure: Freehold

Approximate Age: 1930's

Heating: Gas central heating (boiler located in the kitchen)

Windows: Double glazing

Loft: Insulated, loose boarding, ladder and light

Energy Rating: D

Sellers Position: Looking for another property


## Local Information:

Council Tax: D

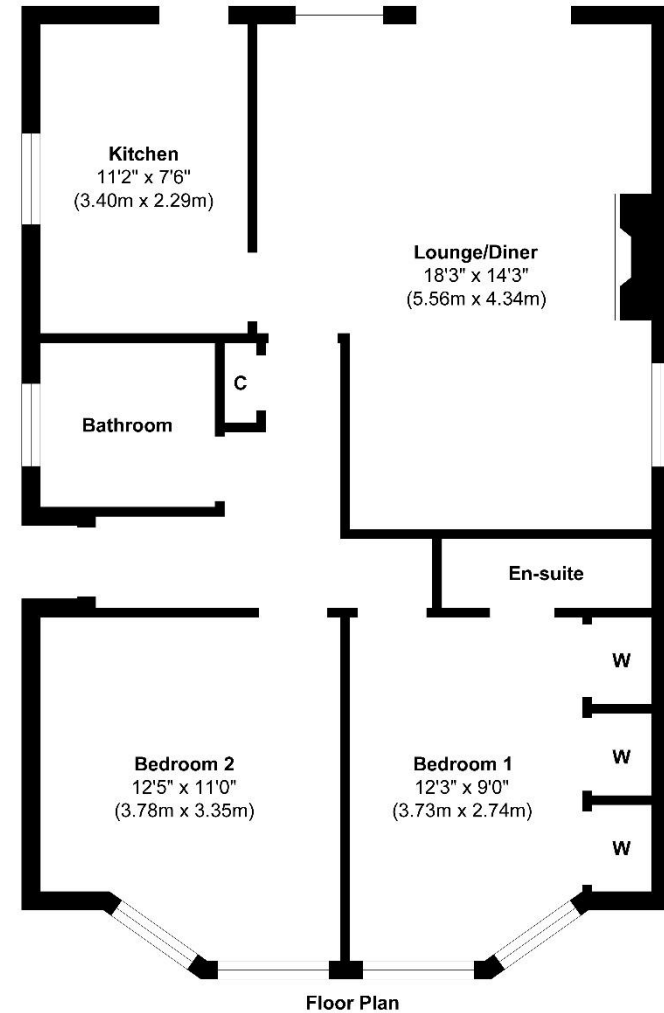
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>83</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 

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Approx. Gross Internal Floor Area 717 sq. ft / 66.61 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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