



RICHMONDS
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FOR SALE
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RICHMONDS

74 Wainwright Gardens, Grange Park, Southampton, SO30 2NF

£279,995

A two double bedroom house with no chain ideal for first time or investment buyers alike.

Features include an entrance area, sitting room, kitchen/dining room and conservatory leading to the rear garden. The first floor has two double bedrooms as well as a modern bathroom.

Outside, the rear garden offers a degree of privacy with a wooded aspect. In addition, there is off-road parking for two cars close to the front door, gas central heating and double glazed windows.

This lovely property is a short stroll from Hedge End Train Station. It also has well-regarded schools within walking distance and plenty of green spaces and sports facilities nearby. The property is located close to local shops and the various retail units in the Hedge End area.

Other Information

Tenure: Freehold
Approximate Age: Built 1990's
Heating: Gas central heating
Windows: Double glazing
Energy Rating: C
Sellers Position: No forward chain

Local Information:

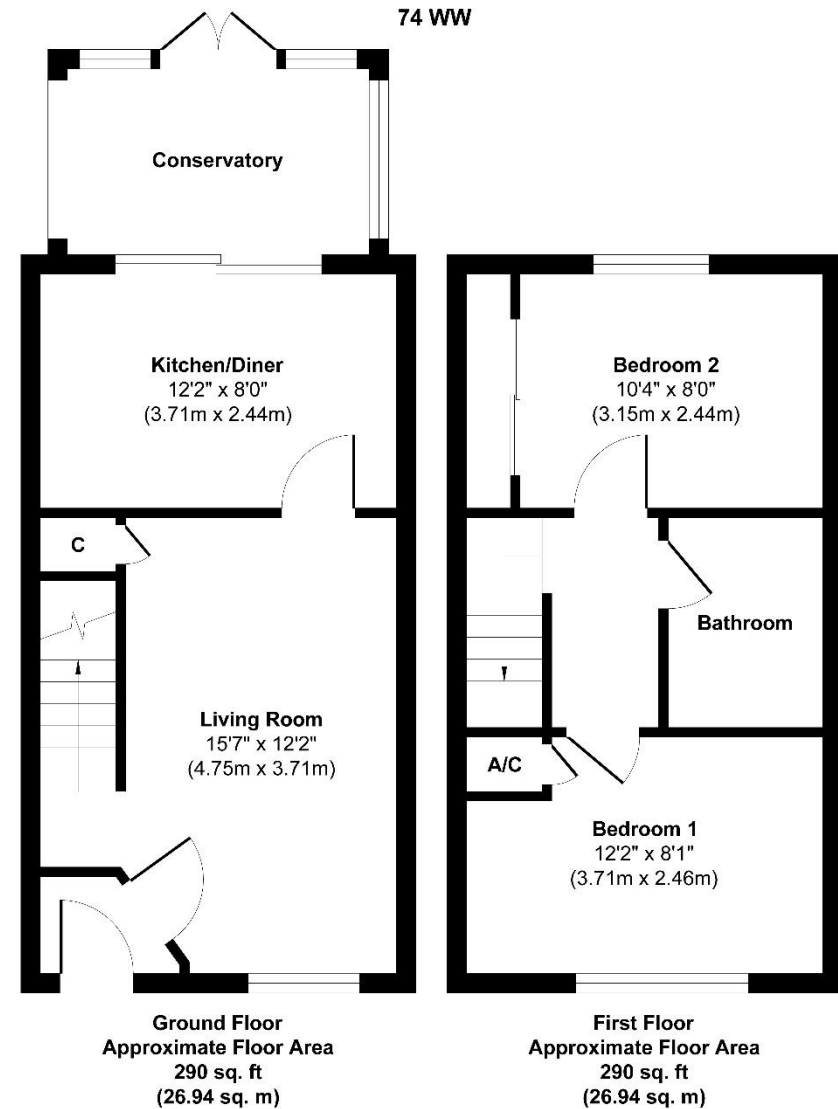
Council Tax: C
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 580 sq. ft / 53.88 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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