



RICHMONDS

111 Swanwick Lane, Swanwick, Southampton, SO31 7DX

Offers Over £700,000

Welcome to this stunning detached house located in the sought-after area of Swanwick Lane. Situated close to the marina and the tranquil River Hamble, this property offers the perfect combination of modern living and peaceful surroundings.

With five bedrooms, three bathrooms, and a spacious 2261 square feet of living space, this home is perfect for families looking for a new chapter. The property boasts a sunny garden providing an ideal space for outdoor entertaining. Parking is no issue with a driveway that accommodates up to 2 cars, coupled with a double garage.

The interior features light and bright rooms creating a welcoming atmosphere throughout. The property is in excellent condition, ready for you to move with no chain involved in the transaction.

Nearby, you will find the Whitely Shopping Centre and good schools, making this location convenient for all your shopping and educational needs. Don't miss the opportunity to view this exceptional property – it won't stay on the market for long. Contact us now to arrange a viewing and experience the beauty of this home for yourself.

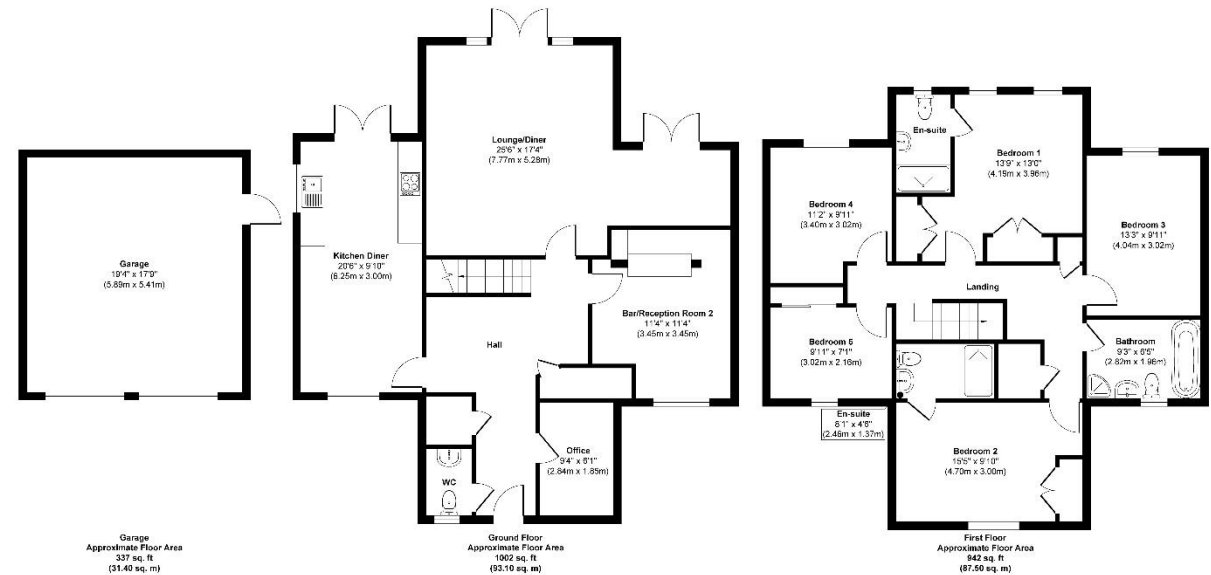
Other Information

Tenure: Freehold
Approximate Age: Built circa. 2011
Heating: Gas central heating
Windows: Double glazing
Loft: Insulated and part boarded
Energy Rating: C (no solar panels)
Sellers Position: No forward chain

Local Information:

Council Tax: F
Local Authority: Fareham Borough Council





Approx. Gross Internal Floor Area 2281 sq. ft / 212.00 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
England & Wales		EU Directive 2002/91/EC	

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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

