



RICHMONDS

Britannia Gardens, Grange Park, Southampton, SO30 2RN

£450,000

A 4-bedroom house with no chain located in the popular Grange Park area of Hedge End. This property boasts a large ground floor with a hallway, WC, sitting room, dining room and a 17'0" long kitchen providing ample living space, perfect for a growing family. Upstairs, there are two bathrooms, one is an ensuite.

Situated in a sought-after location, this property is conveniently close to the railway station, making commuting a breeze. The local area offers a wealth of amenities and green spaces, ideal for those who enjoy outdoor activities.

With two parking spaces and a garage, parking will never be an issue.

Don't miss out on this fantastic opportunity to own a lovely home in a desirable location. Contact us now to arrange a viewing.

Other Information

Tenure: Freehold

Approximate Age: Built circa 1995

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Insulated with some boarding

Energy Rating: D (no solar panels)

Sellers Position: No forward chain

Local Information:

Council Tax: E

Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1198 sq. ft / 111.29 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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