



RICHMONDS

Old School Gardens, West End, Southampton, SO30 3NU

£450,000

Welcome to this modernised detached bungalow in the sought-after village of West End, Southampton. Boasting a light and neutral decor, this property features a spacious lounge and dining room with an awning to the rear, a modern kitchen/dining room, and a sunny aspect rear garden - perfect for enjoying the British summers.

With no forward chain, this property offers two double bedrooms with built-in wardrobes and two bathrooms in excellent order, including an ensuite to the master bedroom. In addition, there is a double garage with two parking spaces, ensuring ample parking for you and your guests.

Situated close to the Hampshire Cricket ground, the doctor's surgery, and retail parks in nearby Hedge End. This property is conveniently located within easy reach of local shops and amenities in West End village. Don't miss the opportunity to view this fantastic property - book your viewing today!

Other Information

Tenure: Freehold

Approximate Age: Built circa. 1990's

Heating: Gas central heating

Windows: Double glazing

Energy Rating: D (no solar panels)

Sellers Position: No forward chain

Local Information:

Council Tax: E

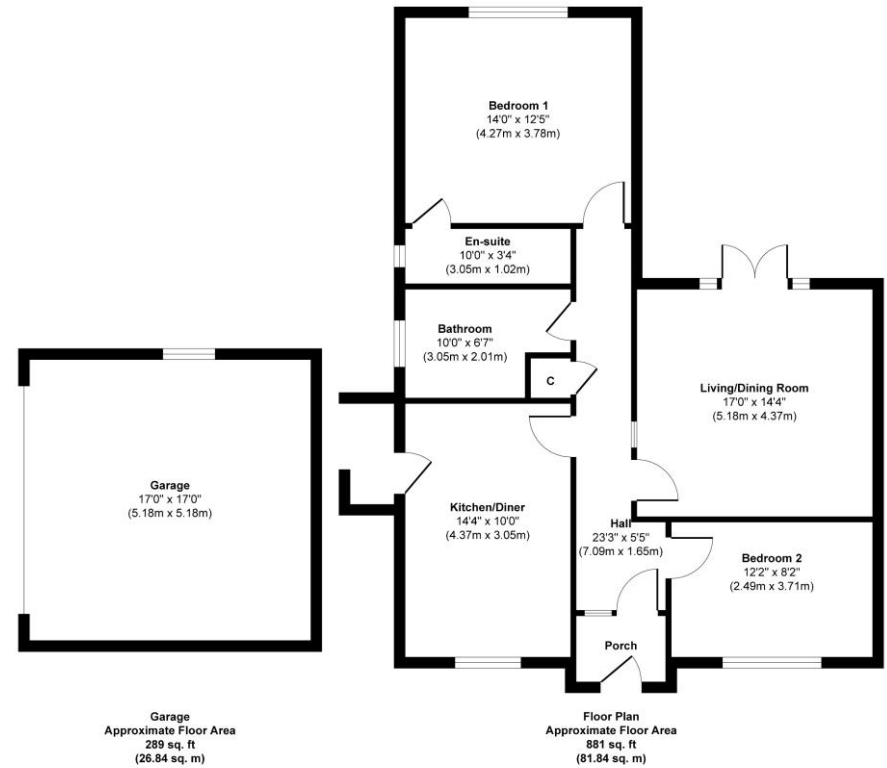
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Garage
Approximate Floor Area
289 sq. ft
(26.84 sq. m)

Floor Plan
Approximate Floor Area
881 sq. ft
(81.84 sq. m)

Approx. Gross Internal Floor Area 1170 sq. ft / 108.68 sq. m (Including Garage)

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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