



RICHMONDS



# Heath House Gardens, Hedge End, Southampton, SO30 0LF

£350,000

A 2/3-bedroom dormer bungalow with the scope to extend, located in a quiet cul-de-sac in Hedge End.

As you enter this well-presented bungalow there is a wide hallway which benefits from a large, fitted storage cupboard. Other features include a kitchen with plenty of worktop space with a door through to a conservatory. There is also a spacious sitting room with a brick fireplace, two double bedrooms and a modern bathroom. In addition, the loft has been converted to provide additional space.

Outside, there is a garage and driveway parking and a very attractive rear garden with steps up to a lawned area surrounded by mature shrubs and planted borders.

This lovely bungalow with plenty of potential, is conveniently located close to the amenities in Hedge End village including village shops, a doctor's surgery, dentist, opticians and green spaces. Transport links are also excellent with Junction 7 and 8 of the M27 and Hedge End Railway Station nearby.

## Other Information

Tenure: Freehold

Approximate Age: Built approx. 1960

Heating: Gas central heating

Windows: Double glazing

Loft: Partially converted

Energy Rating: D

Sellers Position: No onward chain


## Local Information:

Council Tax: D

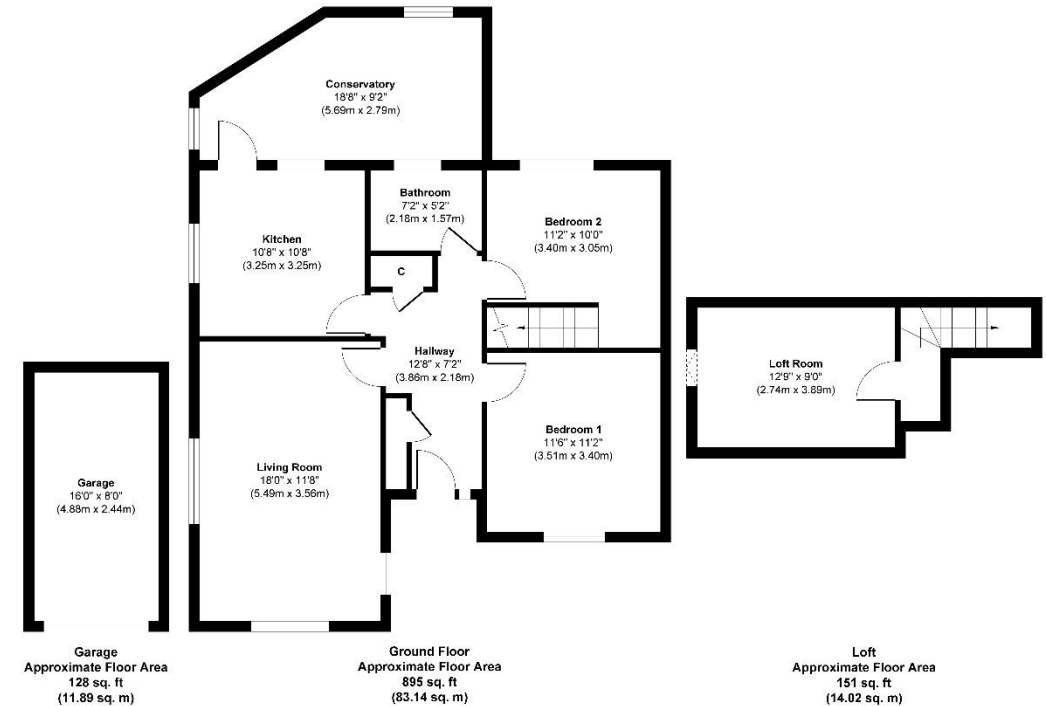
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1174 sq. ft / 109.05 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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