



RICHMONDS

Augusta Close, Botley, Southampton, SO32 2SS

£325,000

A large, two double-bedroom house located in Boorley Green near to the popular village of Botley.

Features include an entrance hallway, a spacious lounge with a dining area and access to the rear garden. In addition, there is a modern kitchen with integrated appliances and space for additional free-standing ones plus a downstairs cloakroom. Upstairs, there are two large bedrooms and a modern bathroom with a shower over the bath. This property has a light and neutral décor throughout providing a stylish and immaculate home.

In addition, there are storage cupboards on both floors plus gas central heating, double glazing and no forward chain. The property also benefits from a rear garden and parking at the front.

This lovely home is within a short driving distance to the railway stations at Hedge End and Botley and has easy access to the motorway network. There are various shops and amenities in the nearby villages of Hedge End and Botley and well-regarded schools within walking distance plus plenty of green spaces and bridle paths.

Other Information

Tenure: Freehold

Estate Service Charge: Approx. £470 per annum (on all charges, please seek verification from your solicitor)

Approximate Age: Circa. 2020

Heating: Gas central heating (boiler is located in the bathroom cupboard)

Windows: Double glazing

Loft: Part boarded with insulation and light

Energy Rating: B

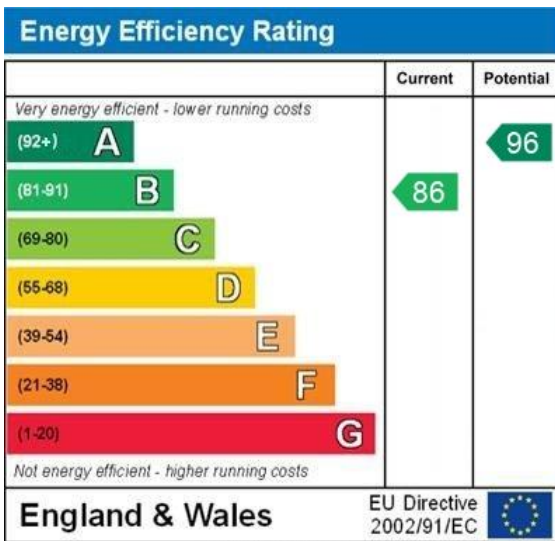
Sellers Position: No forward chain

Local Information:

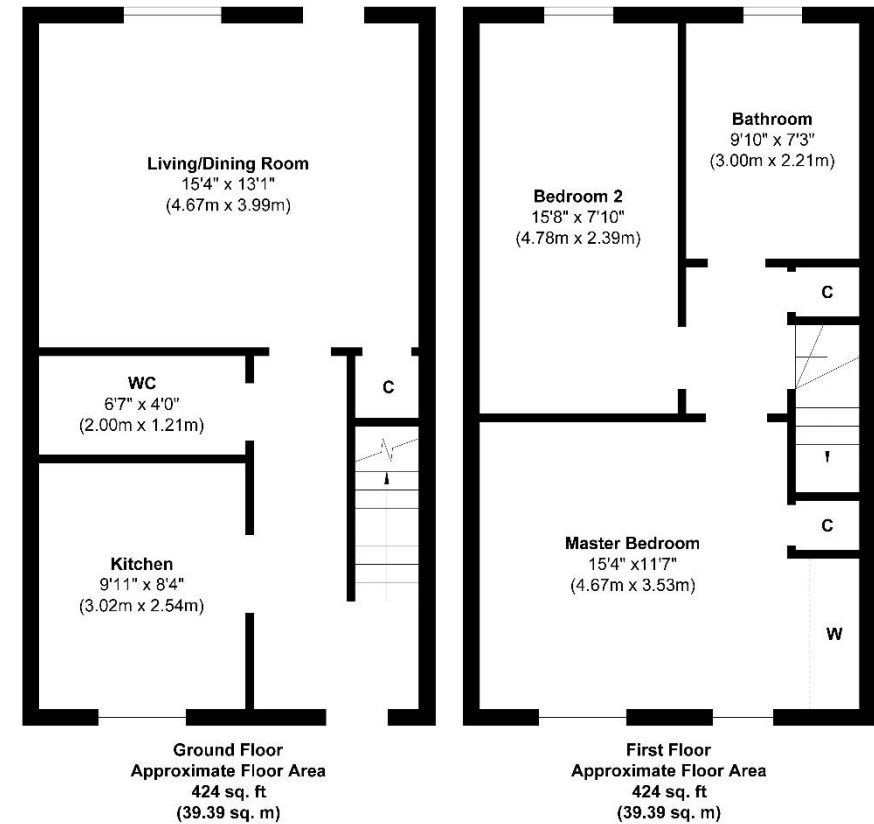
Council Tax: C

Local Authority: Eastleigh Borough Council





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Approx. Gross Internal Floor Area 848 sq. ft / 78.78 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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