



RICHMONDS

Mescott Meadows, Hedge End, Southampton, SO30 2JU

£320,000

A double fronted three-bedroom house in the popular Dowds Farm area of Hedge End.

Features include a kitchen/dining room, a spacious lounge with patio doors leading to a private rear garden, a welcoming hallway and a ground floor WC. Upstairs there are three bedrooms with two of the bedrooms boasting fitted wardrobes and two modern bathrooms, one of which is en-suite.

Other features include a garage, gas central heating, double glazing as well as front and rear gardens.

This immaculate home is within walking distance of well-regarded schools and Hedge End Railway Station is close by. There are also local shops and eating establishments plus a large open green space and beautiful lake at Dowds Farm Park to enjoy.

Other Information

Tenure: Freehold

Approximate Age: Built circa. 2010

Heating: Gas central heating

Windows: Double glazing

Loft: Part boarded

Energy Rating: C (no solar panels)

Sellers Position: Looking for a property in the local area

Local Information:

Council Tax: C

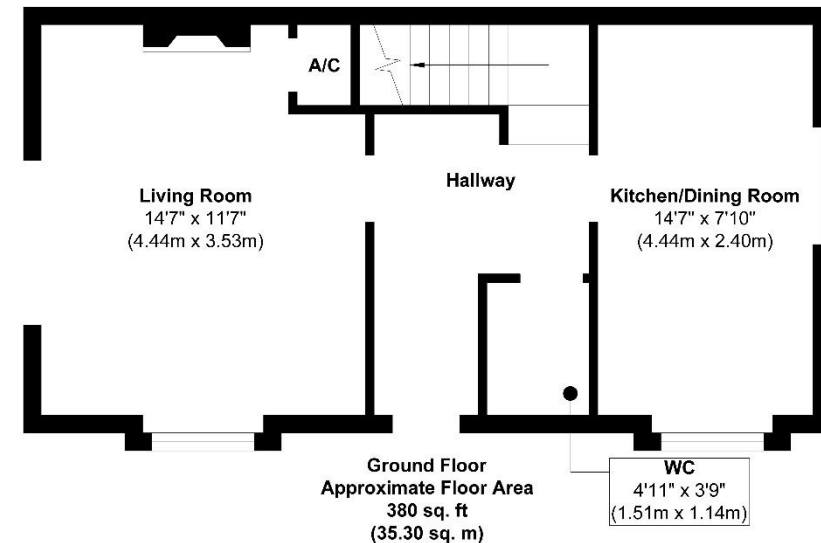
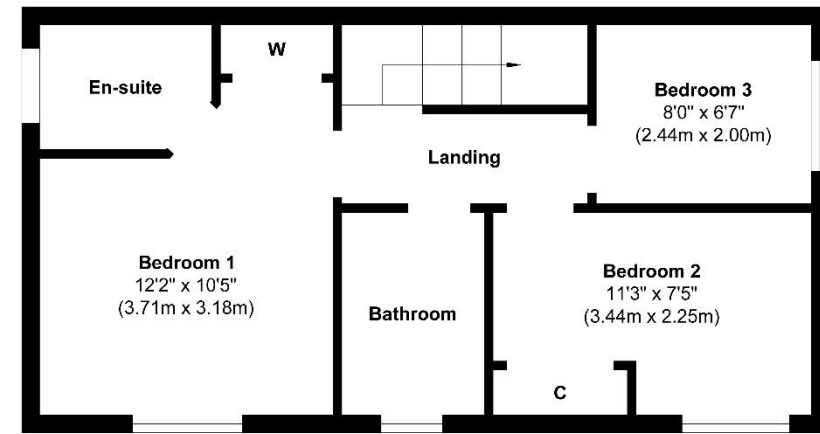
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(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	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 757 sq. ft / 70.30 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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