



RICHMONDS

Boundary Road, Bursledon, Southampton, SO31 8DS

OIEO £300,000

A three-bedroom end terrace home offered for sale with no onward chain.

Features include an entrance hallway with a downstairs w/c plus a spacious lounge leading into a dining room with double doors to the rear garden. The kitchen has a range of eye and base level units with space for appliances. To the first floor, there are three bedrooms and a family bathroom with separate w/c.

Externally, there is a front garden with side access to the rear. The rear garden is panel fence enclosed with various seating and shrub areas. In addition, there is a useful brick-built storage shed.

The property sits in a fantastic location, offering easy access to Netley and the Queen Victoria Country Park as well as Hamble with its array of bars, restaurants and shops. There are also numerous highly desired primary and secondary schools within walking distance. Transport links are plentiful with public transport and road access to the wider area via the M27 motorway.

Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Boarded

Energy Rating: D

Sellers Position: No onward chain

Local Information:

Council Tax: C

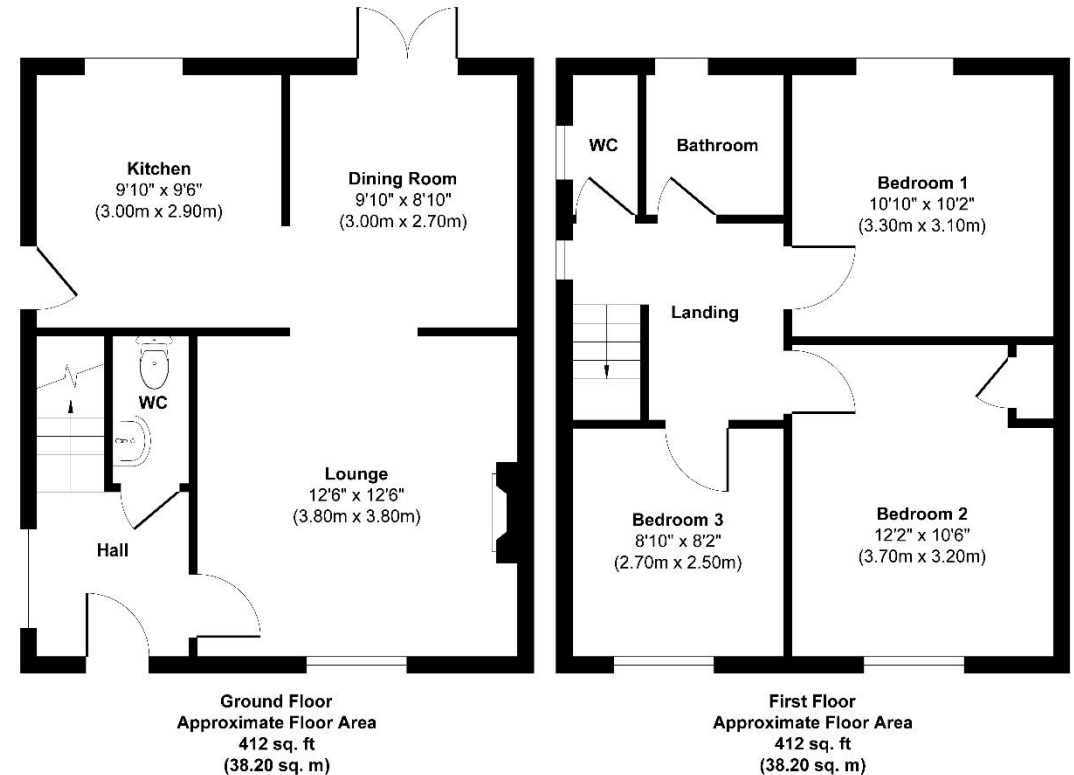
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 824 sq. ft / 76.40 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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