



RICHMONDS

65 Marlborough Gardens, Grange Park, Southampton, SO30 2UT

£475,000

This well-presented, four-bedroom detached family home benefits from a south facing rear garden, off road parking and is ideally situated within walking distance of Hedge End's train station, Dowd's Farm Park, local shops and reputable schools.

As you enter the property the hallway has stairs to the first floor and access to all principal rooms. The good-sized lounge has a feature bay window and is open plan to the dining room. The kitchen/breakfast room is fitted with a range of wall & base level units, has a fitted oven & hob, space for a slimline dishwasher, fridge freezer and door which leads onto the rear garden. The useful utility/study has plumbing for a washing machine and there is a separate cloakroom completing the ground floor.

On the first floor, the well-proportioned master bedroom has fitted wardrobes and a modern en-suite comprising a wash hand basin, WC, shower cubicle & heated towel rail. Bedrooms two and three both have built in wardrobes and overlook the rear garden. Bedroom four has a window to the front. The family bathroom comprises a shaped bath with shower over, wash hand basin, WC & heated towel rail. Outside the south facing rear garden has an artificial lawned area, steps leading up to a lawned area with garden shed. To the front there is driveway providing parking for two cars. An internal inspection is highly recommended to fully appreciate the standard of accommodation on offer.

Other Information

Tenure: Freehold

Approximate Age: 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

Energy Rating: C

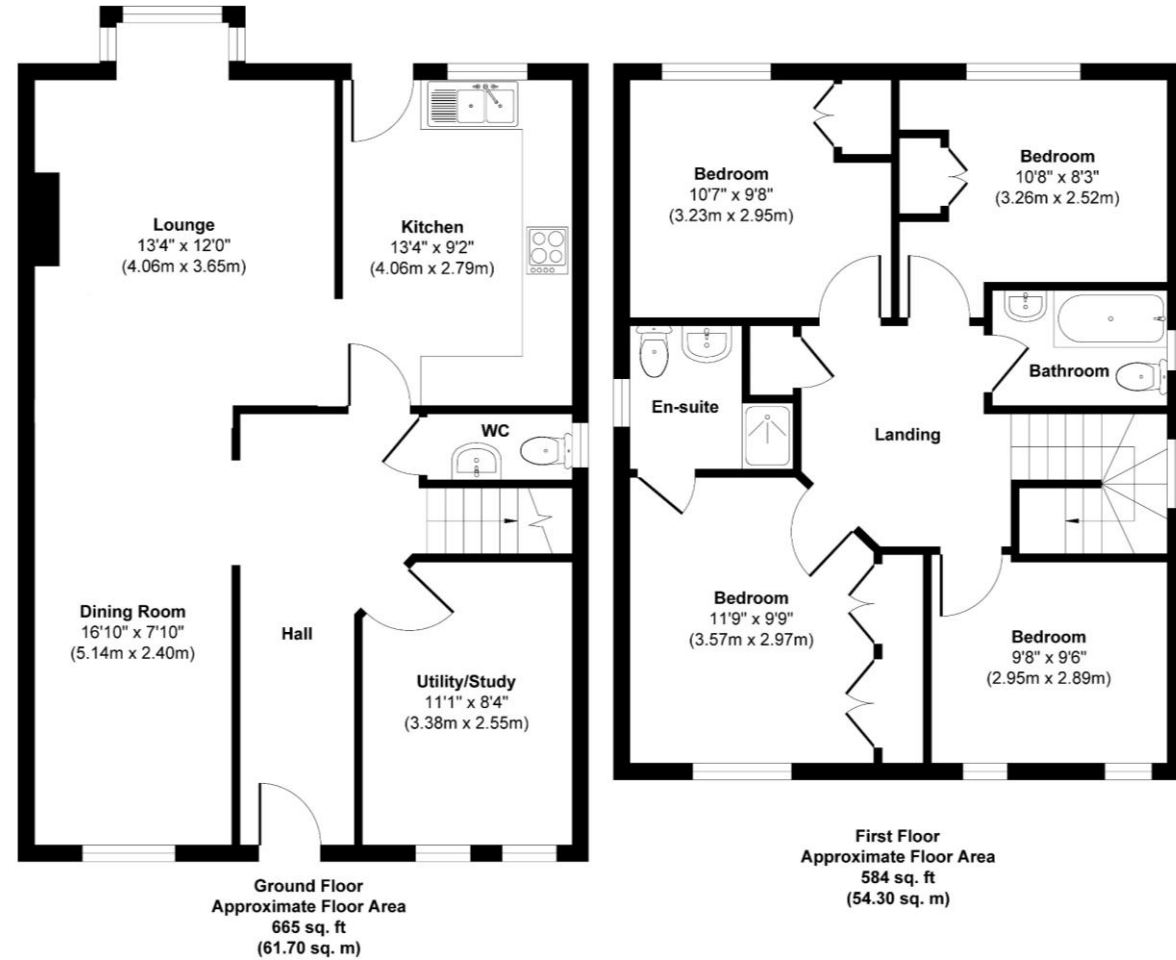
Sellers Position: No forward chain

Local Information:

Council Tax: Band E

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1249 sq. ft / 116.00 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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