



RICHMONDS

A well-presented three bedroom end of terrace house which is positioned in a quiet cul-de-sac off of Whites Way close to the local schooling and Dowds Farm park. Features include a light & neutral décor throughout, modern kitchen & bathroom, conservatory, ground floor cloakroom/utility and a spacious lounge. Outside there is a landscaped rear garden and a garage located to the left hand side of the property.

Accommodation

| | | Outside | |
|---------------------|---|-------------------|--|
| Entrance hallway: | Stairway, cupboard | Front: | Landscaped frontage with side pedestrian gate |
| Cloakroom/utility: | Wc, wash hand basin, plumbing for washing machine, full height cupboard | Rear: | Large decking area and artificial lawn and patio/seating area |
| Kitchen: | 11'7" x 7'9" (3.53m x 2.36m) Window to the front, radiator. A range of wall & base level units, double oven with hob & extractor over, space for fridge freezer, plumbing for washing machine | Garage: | Up & over style door. Located underneath the coach house (to the left hand side of the property) |
| Lounge: | 14'2" x 9'0" (4.32m x 2.75m) Window, radiator, door to: | Tenure: | Freehold |
| Conservatory: | 14'0" x 9'4" (4.27m x 2.85m) Double doors to the rear garden | Approximate age: | 2010 |
| First Floor Landing | Airing cupboard | Heating: | Gas central heating |
| Bedroom 1: | 14'0" x 9'4" (4.27m x 2.85m) Window, radiator, recess for wardrobe | Windows: | Double glazing |
| Bedroom 2: | 6'5" x 6'2" (1.96m x 1.88m) Window, radiator, built in wardrobe | Loft: | Insulated |
| Bedroom 3: | 6'7" x 5'8" (2.01m x 1.73m) Window, radiator | Sellers position: | Searching for a larger property within the local area |
| Bathroom: | Bath with mixer taps & shower over, Wc, wash hand basin, radiator | Local Information | |
| | | Council tax: | Band B |
| | | Local Authority: | Eastleigh Borough Council |

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, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk

Floor plan to follow



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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