



RICHMONDS



## 2 Warner Close, Hedge End, Southampton, SO30 2BE

Offers Over £325,000

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

Entrance hallway:	Stairway, cupboard
Cloakroom/utility:	Wc, wash hand basin, plumbing for washing machine, full height cupboard
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
Lounge:	14'2" x 9'0" (4.32m x 2.75m) Window, radiator, door to:
Conservatory:	14'0" x 9'4" (4.27m x 2.85m) Double doors to the rear garden

### First Floor Landing

Bedroom 1:	14'0" x 9'4" (4.27m x 2.85m) Window, radiator, recess for wardrobe
Bedroom 2:	6'5" x 6'2" (1.96m x 1.88m) Window, radiator, built in wardrobe
Bedroom 3:	6'7" x 5'8" (2.01m x 1.73m) Window, radiator
Bathroom:	Bath with mixer taps & shower over, Wc, wash hand basin, radiator

### Outside

Front:	Landscaped frontage with side pedestrian gate
Rear:	Large decking area and artificial lawn and patio/seating area
Garage:	Up & over style door. Located underneath the coach house (to the left hand side of the property)

### Other Information

Tenure:	Freehold
Approximate age:	2010
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Sellers position:	Searching for a larger property within the local area

### 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://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.

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