



RICHMONDS

Wellstead Way, Hedge End, Southampton, SO30 2LE

£475,000

This beautifully presented, four-bedroom family home benefits from an attractive, landscaped rear garden, a single garage and allocated parking.

The accommodation on the ground floor comprises a good size lounge, separate dining room, study, a modern kitchen/breakfast room with bi-folding doors opening to the rear garden, and a cloakroom. The kitchen/breakfast room has a fantastic amount of cupboard space with extensive work top areas and fitted appliances and the benefit of a breakfast bar for casual dining.

On the first floor there are four well-proportioned double bedrooms, two en-suites, as well as a modern family bathroom.

The property is presented to an immaculate standard making this a must view home. It is located within Dowds Farm and sits within walking distance of the highly desired Wellstead Primary School. The train station is a short distance away as are local shops and food establishments.

Other Information

Tenure: Freehold

Approximate Age: Built circa 2010

Heating: Gas central heating

Windows: Double glazing

Loft: Not boarded, ladder and light

Energy Rating: C

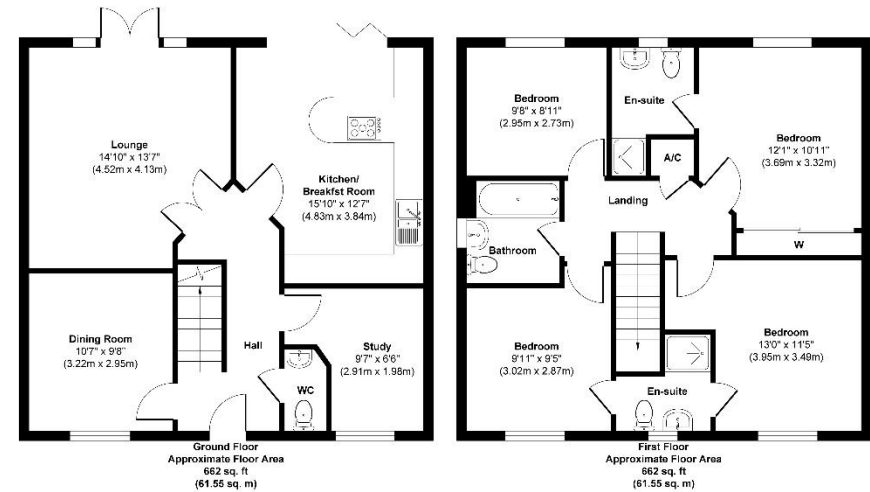
Sellers Position: No forward chain

Local Information:

Council Tax: D

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	86
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Approx. Gross Internal Floor Area 1324 sq. ft / 123.10 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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