



RICHMONDS

Pomeroy Crescent, Hedge End, Southampton, SO30 2LF

£325,000

This well-presented three-bedroom townhouse offers spacious and versatile accommodation, complete with a garage and additional parking.

The ground floor comprises a modern fitted kitchen, a convenient downstairs WC, and a spacious lounge/dining room, ideal for both everyday living and entertaining.

Arranged over the upper floors are three well-proportioned bedrooms, including a generous primary bedroom benefitting from its own en-suite shower room. The middle floor also hosts the main family bathroom, serving the remaining bedrooms.

Further benefits include gas central heating, double glazing and the advantage of no forward chain, ensuring a smoother purchase process.

Externally, the property benefits from a garage, additional parking and an enclosed rear garden.

The home is ideally located close to excellent local schools and within easy reach of the railway station, making it perfect for families and commuters alike.

Other Information

Tenure: Freehold

Approximate Age:

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Not inspected

Energy Rating: C

Sellers Position: No onward chain

Local Information:

Council Tax: C

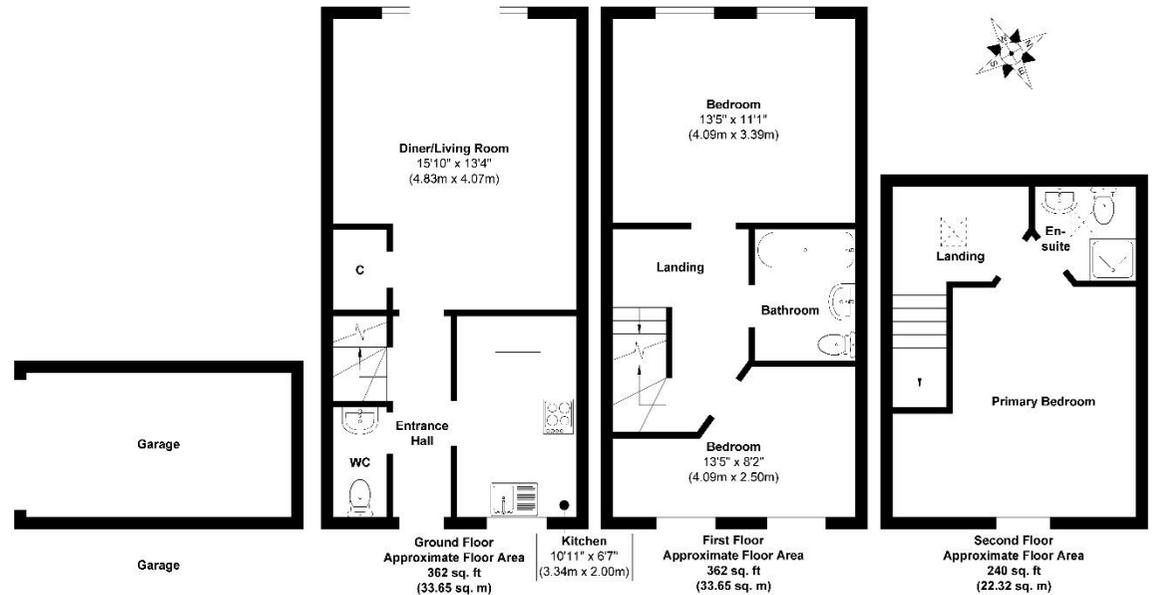
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 964 sq. ft / 89.62 sq. m (Excluding Garage)

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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