



RICHMONDS

# Terrier Close, Grange Park, Hedge End, Southampton, SO30 2ND

£325,000

A well-presented three-bedroom family home situated in a quiet cul-de-sac within the popular Grange Park area, offering off-road parking for multiple vehicles and within easy walking distance of the railway station.

The accommodation comprises a welcoming entrance hallway, a spacious lounge, a modern fitted kitchen, and a separate dining room, providing excellent space for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Further benefits include gas central heating, double glazing throughout, a low-maintenance rear garden, and light, neutral décor, creating a bright and inviting home that is ready to move into.

Ideally located close to local amenities, schools, and excellent transport links, this attractive property is perfect for families, first-time buyers, or commuters seeking a convenient and desirable location.

## Other Information

Tenure: Freehold

Approximate Age: Built 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Not inspected

Energy Rating: C

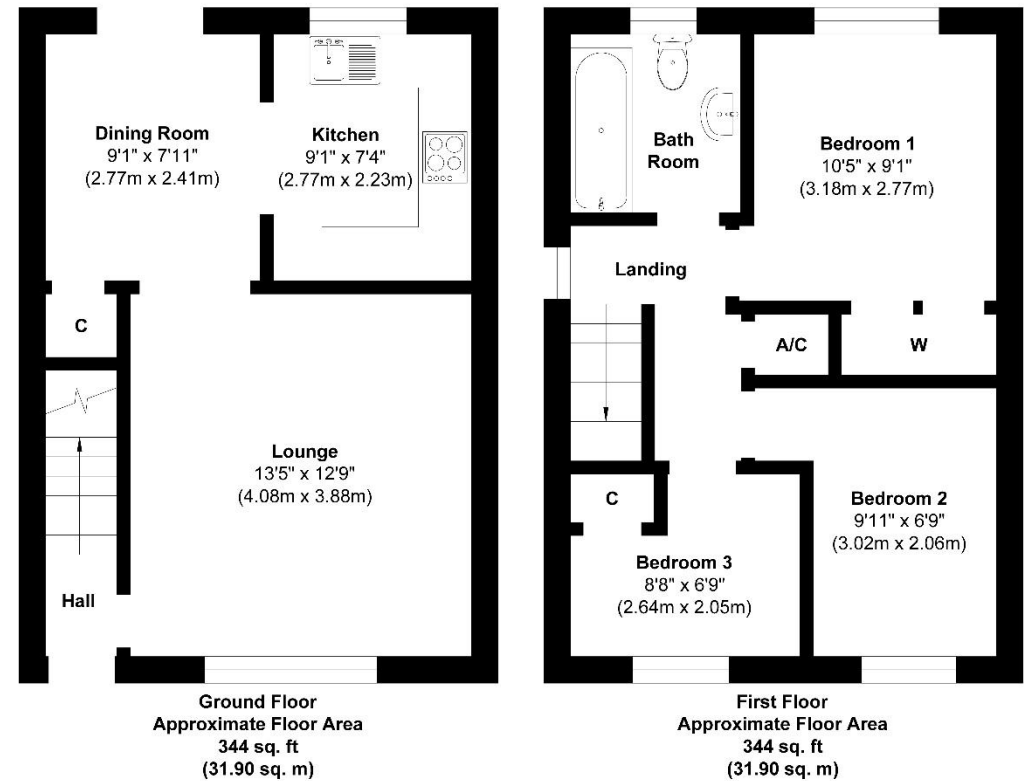
Sellers Position: Looking for a local property

## Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 688 sq. ft / 63.80 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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**

R545 Ravensworth 01670 713330

