



RICHMONDS

Pardoe Close, Hedge End, Southampton, SO30 0NE

£399,995

### Charming 3-Bedroom Detached Bungalow Close to Hedge End Village Centre

A well-presented three-bedroom detached bungalow situated within easy reach of Hedge End village centre and located on one of the villages principal roads. Occupying a flat, level plot, offering spacious and versatile accommodation throughout making the property highly desirable.

Features include three double bedrooms, a fitted kitchen, a bright conservatory overlooking the garden and a recently refitted bathroom with modern bath and shower facilities. Outside, the property benefits from a garage and off-road parking. The rear garden is a well-established and enclosed plot.

An excellent opportunity for those seeking single-level living in a convenient and sought-after location.

#### Other Information

Tenure: Freehold

Approximate Age: 1960's

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded

Energy Rating: D

Sellers Position: Looking for a property in the local area

#### Local Information:

Council Tax: D

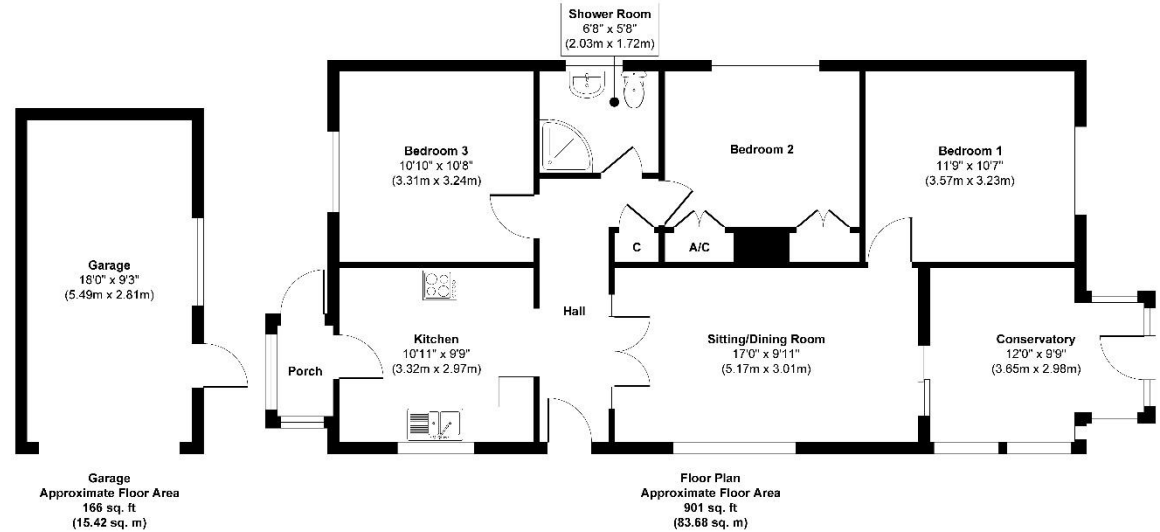
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1067 sq. ft / 99.10 sq. m (Including 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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