



RICHMONDS

## Linnet Square, Eastleigh, SO50 9JL

Offers Over £335,000

An exceptionally well presented three-bedroom, semi-detached home with 2 x off-street parking spaces and an en-suite.

Situated within a quiet cul-de-sac with excellent transport links is this modern three-bedroom home. The current owners have upgraded and modernised the property making it a stylish and contemporary space, perfect for entertaining. On the ground floor, there is an open plan living space comprising of a spacious re fitted kitchen with fully integrated appliances, a large dining area and lounge space situated to the rear overlooking the generously sized rear garden. There is also a ground floor cloak room and large under stairs storage cupboard. The ground floor is brought together with tiling and under floor heating.

The first floor boasts three bedrooms, one of which is currently used as a dressing room, plus an en-suite shower room to the master. There is also a family bathroom with low level w/c, wash hand basin and a bath.

Externally, there are two parking spaces to the front with a side access gate leading to the rear garden. The rear garden is mainly laid to lawn with patio and decking areas and has the addition of a large storage shed.

### Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Not inspected

Energy Rating: D

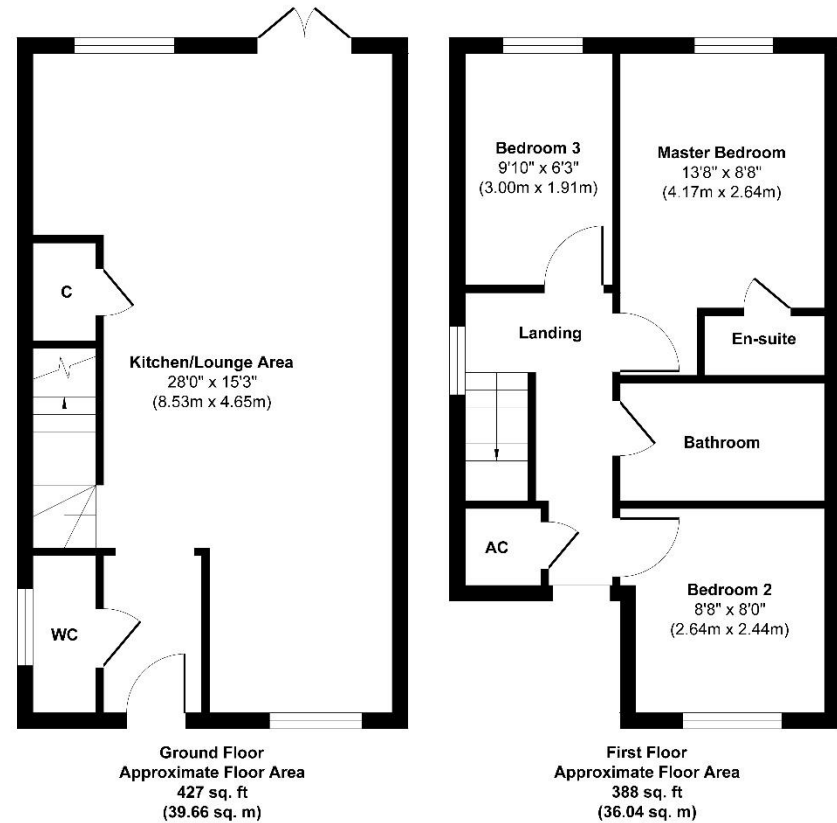
Sellers Position: Have found a property to purchase

### Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 815 sq. ft / 75.70 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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**

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