



RICHMONDS

Catland Copse, Bursledon, Southampton, SO31 1EU

OIEO £525,000

An impressive five double bedroom house with a fantastic ground floor space conveniently positioned between Hedge End Village and Bursledon.

The ground floor comes with a modern stylish kitchen/dining room with integrated appliances and French doors opening to the rear garden, a spacious living room which also has French doors, and a ground floor WC, making it perfect for modern family living.

There are three bedrooms on the first floor including the master bedroom that has an en-suite shower and dressing area. There is also a modern family bathroom. There are two further double bedrooms on the second floor that share a bathroom.

Externally, there is a low maintenance garden, garage and parking. This really is an excellent property in immaculate order and has the benefit of no chain going forward.

Other Information

Tenure: Freehold

Estate Charge: TBC (on all charges, please seek verification from your solicitor)

Approximate Age: Built circa 2019

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated

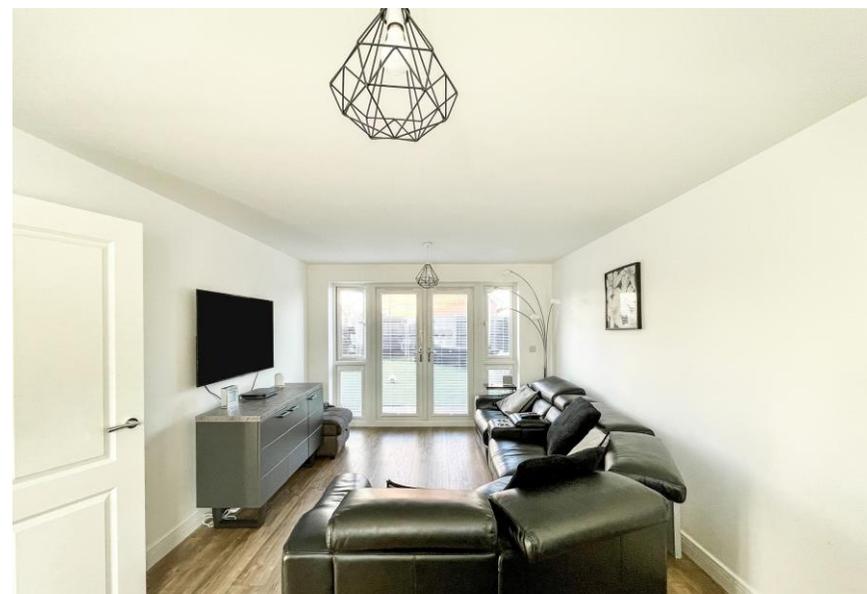
Energy Rating: B

Sellers Position: No forward chain

Local Information:

Council Tax: E

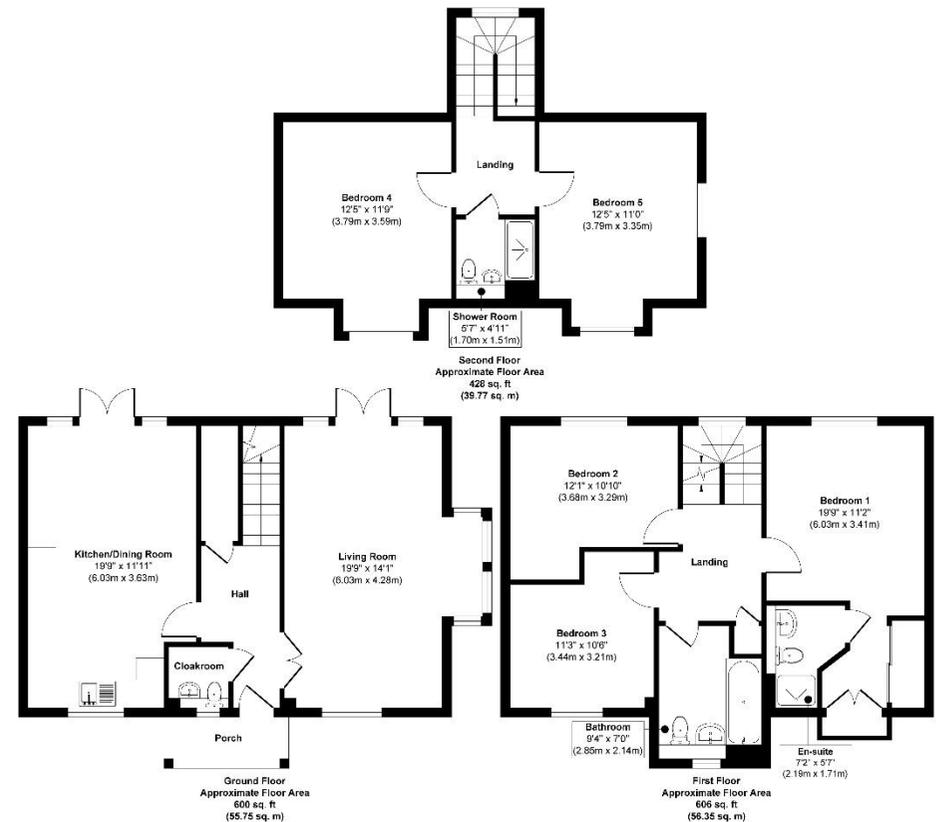
Local Authority: Eastleigh Borough Council





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 90 |
| (69-80) C | | |
| (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 | |

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 1634 sq. ft / 151.87 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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

