



RICHMONDS

## Crusader Road, Hedge End, Southampton, SO30 0PD

£325,000

A well-presented three-bedroom semi-detached home, built in the 1970s, positioned on the edge of Hedge End village and conveniently located close to highly regarded local schools.

The accommodation comprises a lounge/dining room, a modern fitted kitchen, and a useful lean-to providing additional space. Upstairs offers two double bedrooms, a single bedroom, and a modern family bathroom.

The property benefits from gas central heating, double glazing, driveway parking, and a private rear garden. The loft is partially boarded and insulated, offering practical storage.

The current owner has already found a property to purchase in the local area, making this an attractive opportunity for buyers seeking a straightforward move.



### Other Information

Tenure: Freehold

Approximate Age: 1970's

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded and insulated

Energy Rating: TBC

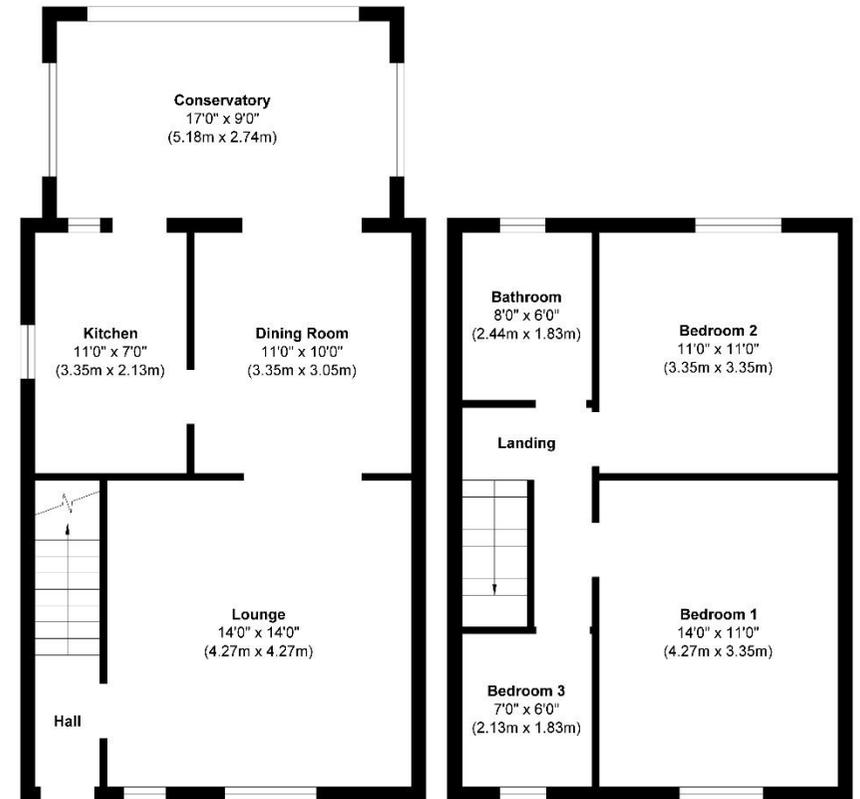
Sellers Position: Found a property to buy

### Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council





**Ground Floor**  
 Approximate Floor Area  
 587 sq. ft  
 (54.53 sq. m)

**First Floor**  
 Approximate Floor Area  
 439 sq. ft  
 (40.78 sq. m)

**Approx. Gross Internal Floor Area 1026 sq. ft / 95.31 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**

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