



RICHMONDS

## Charming Two-Bedroom Home in Sought-After Hedge End Location

Situated in the popular residential area of Hedge End, this well-presented two-bedroom property on Britannia Gardens offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The home features a bright and welcoming living space, complemented by a well-proportioned kitchen and two comfortable bedrooms. Outside, the property benefits from a private garden - ideal for relaxing, entertaining, or enjoying some outdoor space.

A key advantage of this home is the off-road parking, providing convenient and secure vehicle access. Additionally, the property is ideally located within close proximity to the local train station, making it perfect for commuters seeking easy transport links.

With its combination of location, practicality, and charm, this property is not to be missed. Early viewing is highly recommended to fully appreciate what this home has to offer.

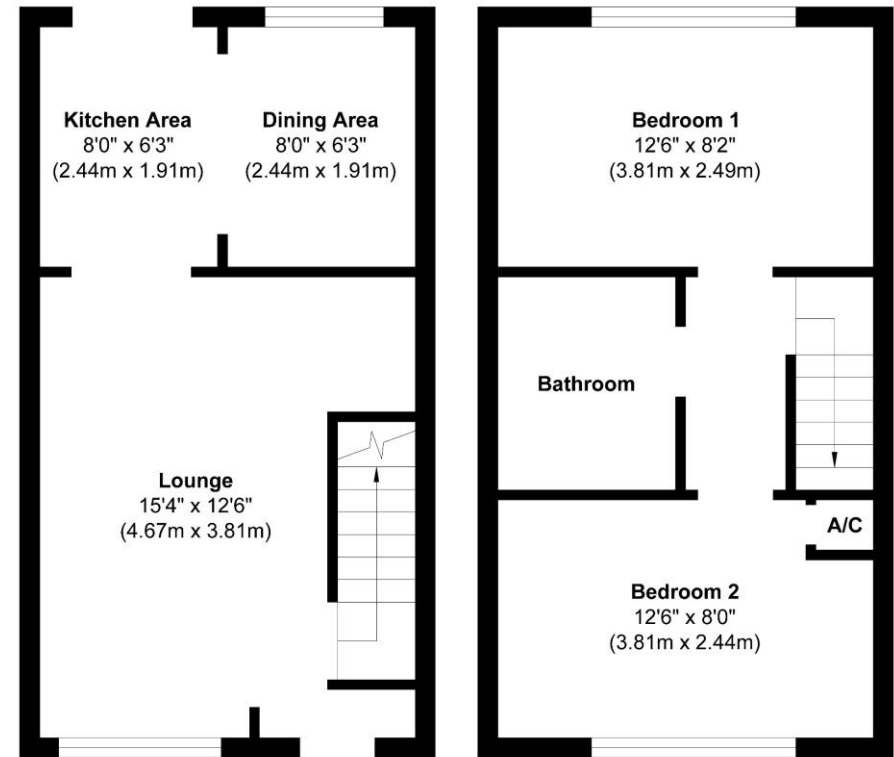
### Other Information

Tenure: Freehold  
Approximate Age: Built 1990's  
Heating: Gas central heating  
Windows: Double glazing  
Loft: Not inspected  
Energy Rating: C  
Sellers Position: No onward chain

### Local Information:

Council Tax: C  
Local Authority: Eastleigh Borough Council





**Ground Floor**  
 Approximate Floor Area  
 295 sq. ft  
 (27.40 sq. m)

**First Floor**  
 Approximate Floor Area  
 295 sq. ft  
 (27.40 sq. m)

**Approx. Gross Internal Floor Area 590 sq. ft / 54.80 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		89 B
69-80	C	69 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**

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