



RICHMONDS  
FOR SALE

29

RICHMONDS

## Ferndale, Hedge End, Southampton, SO30 0PP

OIEO £280,000

This well-presented three-bedroom terraced house offers driveway parking for two cars and benefits from a partially converted garage, currently used as a playroom.

The ground floor features an open-plan lounge and dining area which flows nicely into the kitchen. From the kitchen, there is direct access to a low-maintenance rear garden, making it ideal for both family life and entertaining. The property also includes a family bathroom with a shower over the bath.

All three bedrooms are of a good size, offering comfortable accommodation throughout. Additional features include gas central heating, double glazing, and a loft that is partially boarded with a ladder and light.

The property is situated within good school catchment areas. The current owners have already found a property to purchase, helping to support a smooth onward chain.

### Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded with a ladder and light

Energy Rating: D

Sellers Position: Have found a property to buy

### Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council

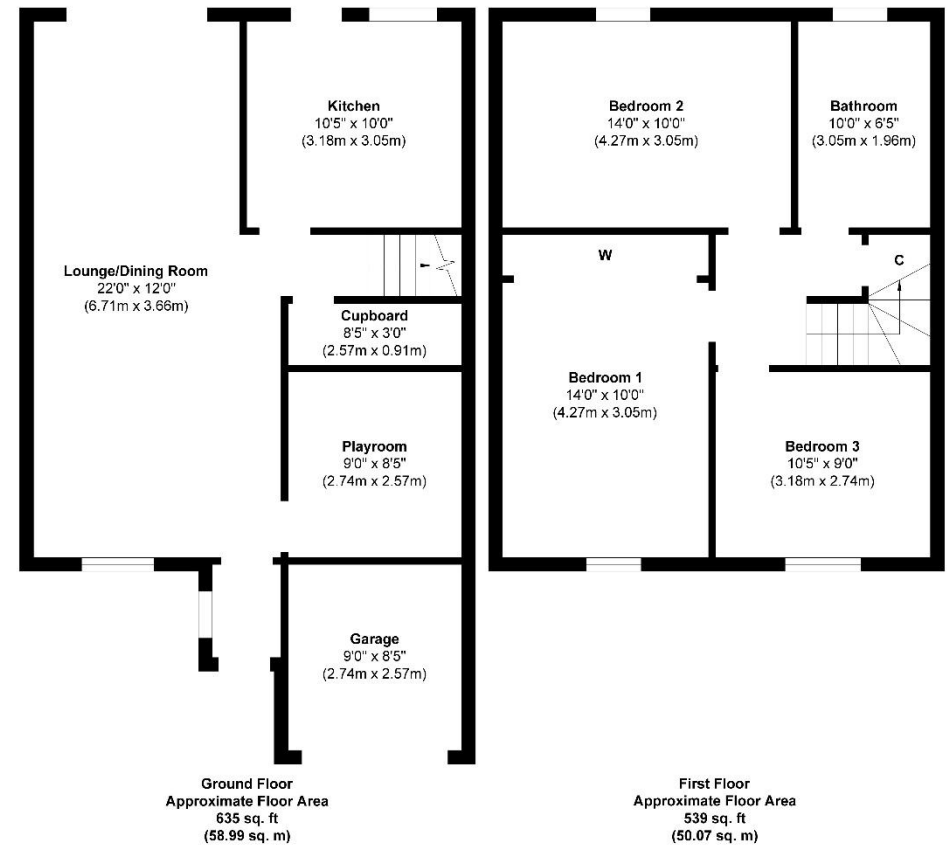




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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**

R545 Ravensworth 01670 713330

