



**Richmonds**  
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# 4 Rowley Close, Botley, Southampton, SO30 2FT

£350,000

A large 4 bedroom semi detached house with a good sized garden and features which include a spacious sitting room, open plan kitchen/dining room to the conservatory, front & rear gardens as well as off road parking and a garage. There is double glazing and gas central heating

## Directions

From our office in Freegrounds Road, Turn right onto St John's Rd/B3033, Turn right onto Lower Northam Rd/B3033, At the roundabout, take the 3rd exit onto Broad Oak/A334, Continue to follow A334, Turn left onto Holmesland Ln, Turn right onto Holmesland Dr, Turn left onto Rowley Dr, turn onto Rowley Close

## Accommodation

Entrance hallway: Stairway, thermostat  
Cloakroom: Wc, wash basin, radiator  
Sitting room: 16'5" x 13'6" (5.01m x 4.12m) Full height window, radiator, two storage cupboards, open aspect via double doors to the dining room  
Kitchen/dining room: 17' 10" x 12' 5" ( 5.44m x 3.78m )  
Dining area: Open to conservatory, radiator  
Kitchen area: Window, wall mounted boiler. Fitted kitchen with oven, hob & extractor above, plumbing for washing machine, space for fridge freezer  
Conservatory: 25'3" x 8'0" (7.70m x 2.44m) Double glazed & brick work construction, used all year round, power, light, French doors to the garden

## First Floor Landing

Loft access, two airing cupboards  
Bedroom 1: 12'9" x 9'9" (3.89m x 2.97m) Window, radiator  
Bedroom 2: 9'7" x 8'9" (2.92m x 2.67m) Window, radiator, built in wardrobe/cupboard  
Bedroom 3: 9'8" x 7'8" (2.95m x 2.34m) Window, radiator, built in wardrobe/cupboard  
Bedroom 4: 8'8" x 8'7" (2.64m x 2.62m) Window, radiator  
Bathroom: Bath with shower, Wc, wash hand basin, window, towel rail

## Outside

Front: Pathway leading to the front door, lawned area  
Rear: An approximate westerly aspect, mainly laid to lawn with patio area coming off the rear of the property  
Garage: Located in the adjacent block to the right hand side of the house and as you look at the block it is the garage on the left (blue door)

## Other Information

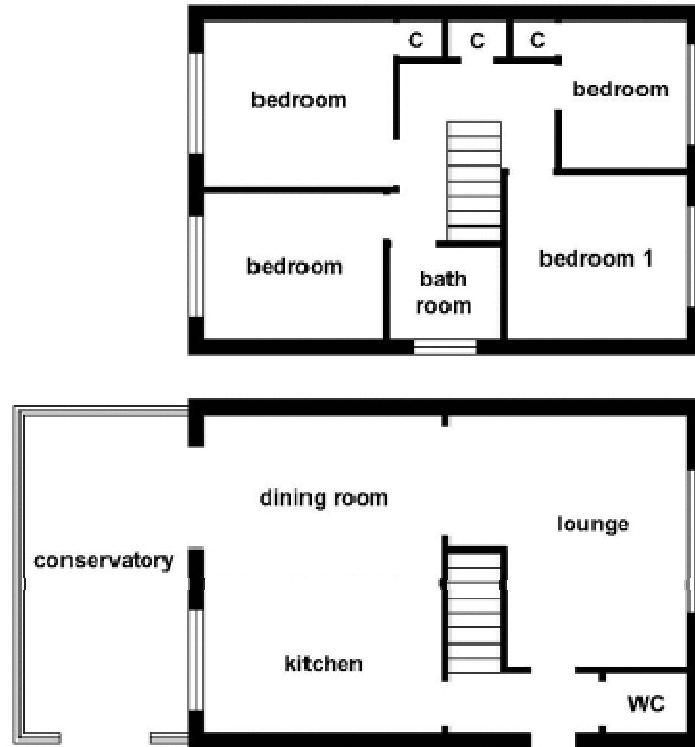
Tenure: Freehold  
Approximate age: 1960's  
Heating: Gas central heating, boiler located in the kitchen  
Windows: UPVC double glazing  
Loft: Insulated, predominately boarded, no ladder, light  
Smoke Detectors: Hallway  
Telephone points: Hallway, sitting room  
Television points: Sitting room, bedroom 1  
Sellers position: Found a new build property to purchase

## Local Information

Council tax: Band D  
Local Authority: Eastleigh Borough Council

**Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on**

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**SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(82-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	70	72
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(93-100) <b>A</b>		
	(82-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	70	71
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

