



Richmonds
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33 Crusader Road, Hedge End, Southampton, SO30 0PB

£269,999

A 3 bedroom end of terrace house presented in immaculate order throughout. There is a sitting room and kitchen/dining room which leads to the large conservatory. On the first floor there is a stylish bathroom, three bedrooms and the added benefit of an ensuite to the master bedroom. Outside there is a garage located to the rear and parking.

Directions

From our office in Freegrounds Road, Turn right onto Hobb Lane, Turn left onto Whitebeam Road, At roundabout take the 3rd exit onto King Copse Avenue, and At roundabout take the 3rd exit onto Sovereign Drive, Turn left onto Crusader Road

Accommodation

Entrance porch: Radiator
Sitting room: 14'6" x 14'0" (4.42m x 4.27m) Windows to the front, radiator, gas coal effect fire with backing hearth & surround, archway to the kitchen/dining area
Kitchen/dining area: 14'8" x 10'2" (4.47m x 3.10m) Window to the rear, patio doors to the conservatory, radiator, understair storage cupboard. A modern fitted kitchen with oven, hob, splash backs, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine located in the understair cupboard
Conservatory: 11'5" x 10'4" (3.48m x 3.15m) Double glazed & brick work construction, pitched roof, French doors to the garden

First Floor Landing

Window to the side, radiator
Bedroom 1: 11'2" x 8'3" (3.40m x 2.52m) Window, radiator
Ensuite: Shower cubicle, Wc, wash hand basin, cupboard with boiler
Bedroom 2: 9'6" x 8'2" (2.90m x 2.49m) Window, radiator
Bedroom 3: 10'8" x 6'0" (3.25m x 1.83m) Window, radiator, wardrobe/cupboard
Bathroom: Window, heated towel rail, Wc, wash hand basin, P shaped bath with shower & screen

Outside

Front: Lawned area with borders and path to the front door. To the side there is a full length storage shed which is accessed from the rear garden
Rear: Predominately laid to lawn with a patio, landscaped borders and an access gate to the parking area at the rear. Approximate south facing
Garage: Located at the rear and is the fourth one along on the left hand side with a black door.

Other Information

Tenure: Freehold
Approximate age: 1970's
Heating: Gas central heating, boiler located in the ensuite
Windows: Double glazing
Loft: Insulated, some loose boarding, ladder & light
Smoke detectors: Dining area
Sellers Position: Searching for a property within the local area

Local Information

Council Tax: Band C
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:

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 33 Cranley Road, Hedge End, SO23 7BPTON, SO23 0PD
8394

Energy Efficiency Rating	
Current	Potential
For energy efficient: Super energy code 90-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 1-40 G For energy efficient: Super energy code	
59	84

England & Wales
B1 Element
2008/01/01

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