



Richmonds
richmondsproperty.co.uk

5 Freegrounds Close, Hedge End, Southampton, SO30 0HJ

£375,000

A large three bedroom chalet style home positioned in an enviable location on the edge of Hedge End village. Features include three bedrooms, a spacious open plan sitting/dining room, kitchen, entrance hallway, cloakroom, garage and off road parking for several vehicles. There is a private enclosed rear garden and the property is offered for sale with no forward chain.

Directions

From our office in Freegrounds Road, turn right onto Freegrounds Close, the property can be identified by our Richmonds for sale board.

Accommodation

Entrance hallway:	Storage cupboard, electric radiator
Cloakroom:	Wc, wash hand basin, window, radiator
Sitting /dining room:	Open plan room. Dining area: 18'9" x 13'3" stepping to 11'0" (5.72m x 4.04m stepping to 3.35m) Lounge area: 16'0" x 11'0" (4.88m x 3.35m) There are three windows, patio doors leading to the lean to, electric fire place, two radiators, stairway to the first floor
Kitchen:	13'0" x 8'0" (3.96m x 2.44m) Window, door to the side, radiator, fitted kitchen with double oven & hob, fridge, separate freezer, plumbing for washing machine
Lean to:	Overlooks the rear garden
First Floor Landing	Loft access, window, storage cupboard
Bedroom 1:	17'4" x 9'0" (5.29m x 2.75m) Window, radiator, built in bedroom furniture
Bedroom 2:	10'0" x 10'0" (3.05m x 3.05m) Window, radiator, fitted bedroom furniture
Bedroom 3:	10'0" x 7'5" (3.05m x 2.26m) Window, radiator, fitted bedroom furniture
Bathroom:	6'8" x 6'8" (2.03m x 2.03m) Window, radiator, Wc, wash basin, bath with shower screen, mains fed shower & mixer tap with shower attachment.

Outside

Front:	Gated entrance leading to the driveway which created off road parking for several vehicles. Side access down both sides of the property
Rear:	Approximate south facing with a good sized lawn, patio and some cultivation is required
Garage:	Up & over style door

Other Information

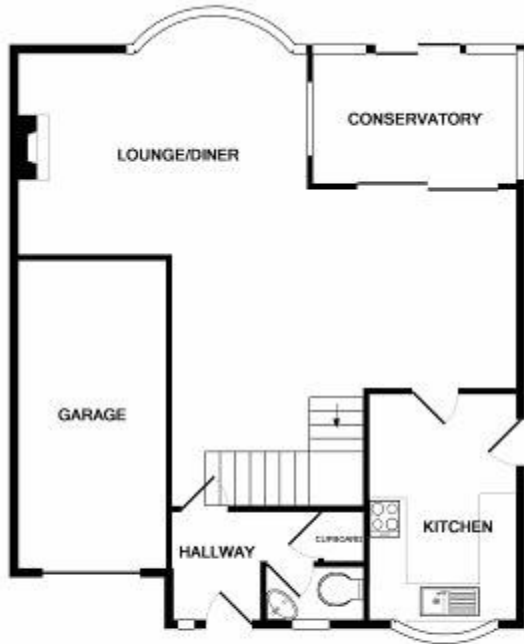
Tenure:	Freehold
Approximate age:	Early 1970's
Heating:	Gas central heating, boiler located in the garage
Windows:	UPVC Double glazing, aluminium patio doors, single glazed lean to
Loft:	Insulated, some loose boarding
Telephone points:	Dining area & bedroom 1
Television points:	Lounge area
Smoke detectors:	Ground & first floor
Sellers Position:	No forward chain

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:

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



GROUND FLOOR
APPROX. FLOOR
AREA 827 SQ. FT.
(76.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 470 SQ. FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1297 SQ. FT. (120.5 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 areas 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.
Made with Metropik ©2019

Address: 5 Freagrounds Close, Hedge End, SOUTHAMPTON, SO8 6HJ
EIRN:

Energy Efficiency Rating		Current	Potential
Very energy efficient - Super saving mode	A		
Energy efficient	B		
Decent	C		76
Needs some work	D		
Needs more work	E	44	
Needs a lot of work	F		
Not energy efficient - High heating costs	G		

England & Wales
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.

