



5 Abbotswood Close | £315,000
Romsey, Hampshire, SO51 7TW





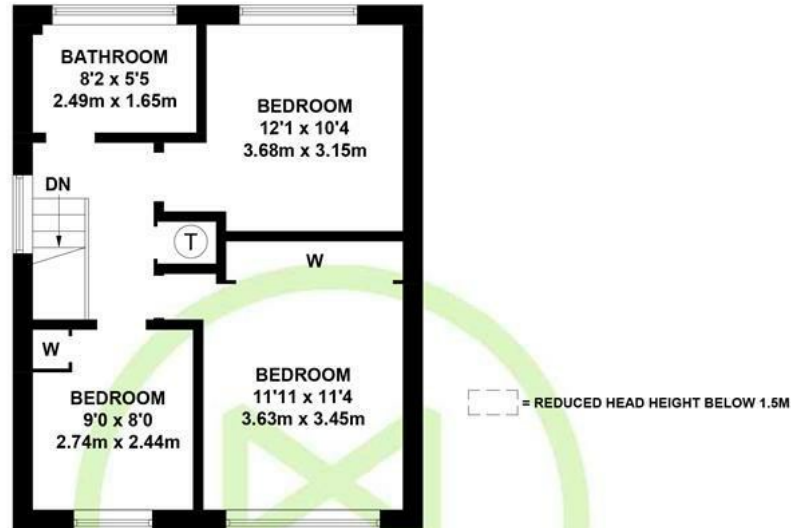
5 Abbotswood Close
Romsey, Hampshire, SO51 7TW

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Summary

A well presented semi-detached house, offered with no onward chain. The home features three bedrooms, family bathroom, generous sitting room opening to dining area and kitchen. Outside, the home benefits from a low maintenance westerly facing rear garden and garage in a block.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 450 SQ FT / 41.8 SQ M
FIRST FLOOR = 450 SQ FT / 41.8 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 1042 SQ FT / 96.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1083079)

Summary

- Three bedroom semi-detached house
- Generous sitting room opening to separate dining room
- Low maintenance rear garden enjoying a westerly facing aspect
- Garage in a block to the rear
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

Upon entry, the spacious entrance hall provides access for the sitting room, kitchen and stairs leading to the first floor landing. The generous sitting room has double doors leading through to the dining room and large window to the front aspect creating a bright and airy space. The dining room has ample space for table with chairs, access through to the kitchen adjoining and door opening out to the rear garden. The kitchen has a selection of wall and base storage units, space for cooker, space for fridge/freeze, plumbing for washing machine, plumbing for dishwasher and door leading out to the rear garden.

First Floor

The first floor landing provides access for all three bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with built in wardrobe. Bedroom two is also a double. Bedroom three is an ample single or perfect study area. The family bathroom comprises shower over bath, WC and wash basin.

Outside

Enjoying a westerly facing aspect, the low maintenance rear garden has an area of decking and area of artificial grass. Gate at the rear provides pedestrian access to the garage which is located in a block.

Parking

Garage in a block to the rear.

Location

The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Gas central heating

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band C

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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