



95 Cutforth Way | £325,000
Romsey, Hampshire, SO51 0BG





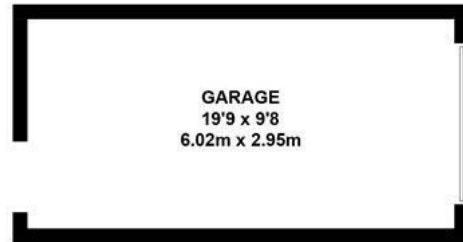
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Romsey, Hampshire, SO51 0BG

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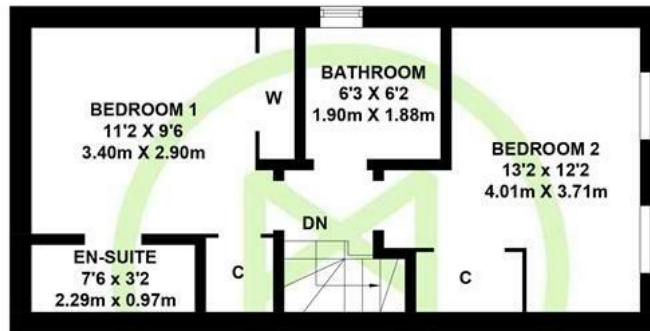


Summary

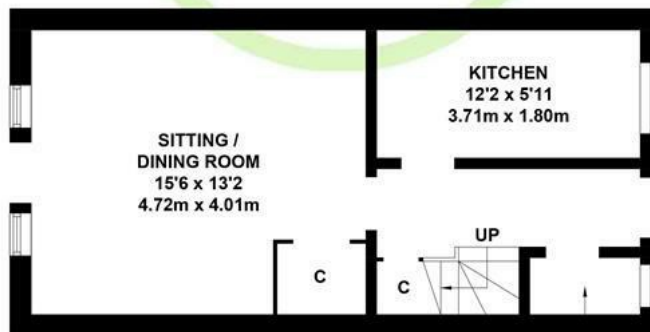
An immaculate semi-detached house, situated on the desirable Abbotswood development in Romsey. This stunning home features two double bedrooms, en-suite to principal room, family bathroom, open plan sitting/dining room, kitchen and useful downstairs cloakroom. Outside, the home benefits from a South facing rear garden, driveway and garage.



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 370 SQ FT / 34.4 SQ M
FIRST FLOOR = 368 SQ FT / 34.2 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 928 SQ FT / 86.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1119046)

Summary

- A beautifully presented semi-detached house
- Two double bedrooms
- Family bathroom, en-suite to principal room and downstairs cloakroom
- South facing rear garden
- Driveway leading to garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, the entrance hall allows access for the kitchen, sitting/dining area, stairs to first floor landing, under stairs storage cupboard and cloakroom comprising WC and wash basin. Situated at the front of the home, the modern kitchen features a selection of wall and base storage units, plumbing for washing machine and fitted appliances which include dishwasher, fridge/freezer, oven, hob and extractor above. Located at the rear of the home, the open plan sitting/dining area has a large storage cupboard and double doors leading out to the rear garden.

First Floor

The first floor landing provides access for both bedrooms and family bathroom. The principal room is a generous double with built in wardrobe, storage cupboard and en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Bedroom two is also a double with useful storage cupboard. The family bathroom features stylish floor to ceiling tiles, shower over bath, WC and wash basin.

Outside

Complimented by it's South facing aspect, the well treated rear garden is mainly laid to lawn with mature shrub borders, adjoining patio providing ample outdoor seating or entertainment space and useful door into the rear of the garage.

Parking

Driveway parking leading to garage with up and over door

Location

Cutforth Way is located in Abbotswood, a district situated in the north east of Romsey. A modern development with an established community of residents - this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and Bright Horizons pre school. There are also numerous other facilities recently added including a salon, fish & chip shop, Indian takeaway, community hall and a cafe.

Tenure

Freehold

Heating

Gas central

Seller position

Buying on

Council Tax

Test Valley - Band D

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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