



31 Tavistock Close | £375,000
Romsey, Hampshire, SO51 7TQ





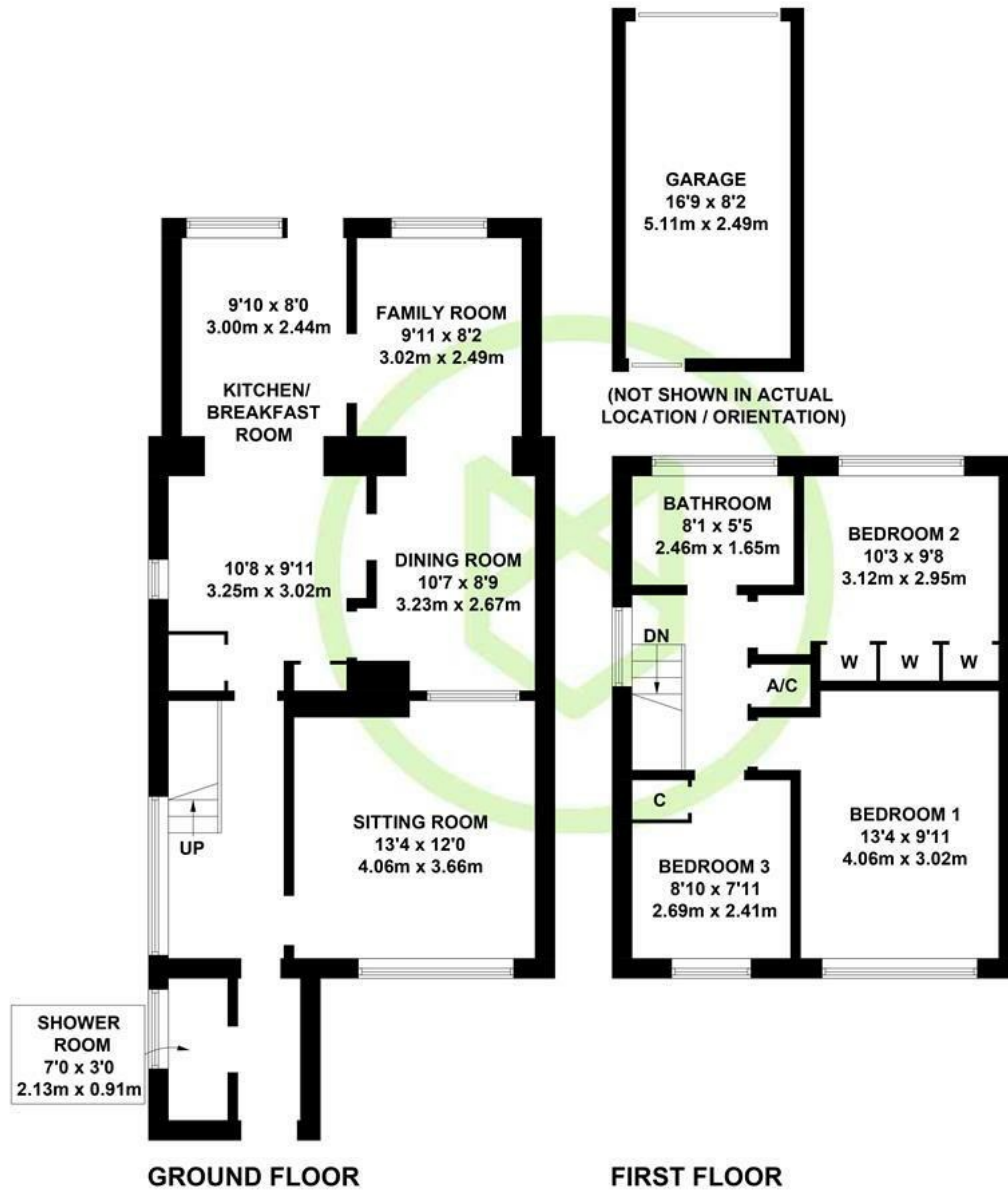
31 Tavistock Close
Romsey, Hampshire, SO51 7TQ

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Summary

An extended semi-detached house, situated in the popular residential area of Woodley. The home features three bedrooms, upstairs family bathroom, downstairs shower room, sitting room, open plan kitchen/breakfast area, dining room and family room. Outside, the home benefits from a westerly facing rear garden, garage and driveway.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 692 SQ FT / 64.3 SQ M
FIRST FLOOR = 436 SQ FT / 40.5 SQ M
GARAGE = 137 SQ FT / 12.7 SQ M
TOTAL = 1265 SQ FT / 117.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1127670)

Summary

- Extended semi-detached house
- Three bedrooms
- Upstairs bathroom and downstairs shower room
- Separate sitting room, family room and dining area
- Westerly facing rear garden
- Garage and parking

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

Upon entry, the porch opens into the entrance hall which allows access for the kitchen/breakfast room, sitting room, shower room and stairs leading to the first floor landing. The downstairs shower room features modern tiling, shower unit, WC and wash basin. Occupying the front of the home, the sitting room has a large window onlooking the front garden and electric fire which is a real focal point to the room. The extended kitchen/breakfast room has a variety of wall and base storage units, cupboards, built in double oven, built in hob with extractor above, plumbing for washing machine and dishwasher, space for under counter fridge, useful breakfast bar and door leading out to the rear garden. Accessed via the kitchen/breakfast room, the dining area has ample space for dining table with chairs and leads through to the useful family room.

First Floor

The first floor landing provides access to all three bedrooms, family bathroom and airing cupboard. The principal bedroom is a large double with ample space for wardrobes. Bedroom two is a generous double with useful built in wardrobes. Bedroom three is an ample single with built in cupboard. The family bathroom comprises stylish floor to ceiling tiles, bath, WC and wash basin.

Outside

The low maintenance rear garden is mainly laid to slab paving and enjoys a westerly facing aspect. There is a side and rear gate providing pedestrian access. The garage has a door opening into the rear garden.

Parking

Driveway parking to the rear leading to garage

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

Buying on

Heating

Gas central

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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