



83 Withy Close | £500,000
Fishlake Meadows, Romsey, Hampshire, SO51 7SA





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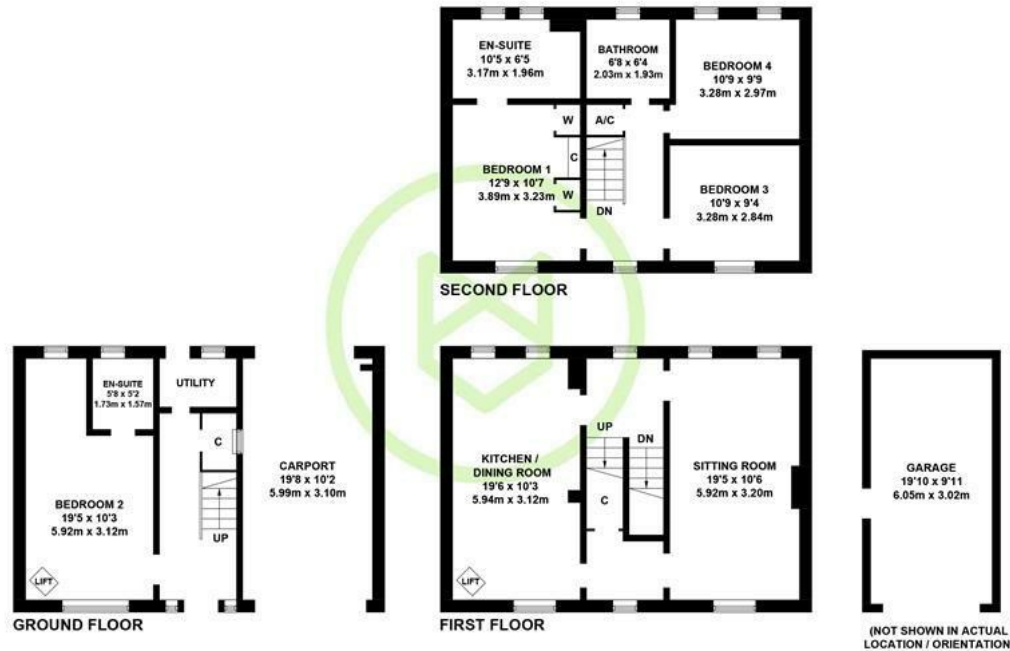
Fishlake Meadows, Romsey, Hampshire, SO51 7SA

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Summary

Located within walking distance to Romsey town centre, this beautifully presented home offers generous, light space arranged over three floors and benefits from a southerly facing rear garden. The accommodation comprises four double bedrooms, luxury en-suite shower room, further en-suite to bedroom two, family bathroom, sitting room, stunning kitchen/dining room, utility room, solar panel system, car port and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 333 SQ FT / 30.9 SQ M
FIRST FLOOR = 548 SQ FT / 50.9 SQ M
SECOND FLOOR = 548 SQ FT / 50.9 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1624 SQ FT / 150.8 SQ M (EXCLUDING CARPORT)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1136723)

Features

- Located within Fishlake Meadows, a short flat walk into Romsey town centre
- Four double bedrooms with built in wardrobes and two with en-suite shower rooms
- Sitting room and recently fitted kitchen/dining room, with integrated appliances
- Recently installed solar panels and battery for storing excess energy
- Southerly facing rear garden
- Enclosed car port and garage, both with electric doors
- Lift from ground floor to first floor
- Seller found property to purchase

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Ground Floor

The entrance hallway provides access to bedroom two/family room, the utility room, the under stairs cupboard and the stairs that lead to the first floor. Bedroom two/family room is a spacious double room that offers many uses including second sitting room, study, or bedroom. A lift to the first floor has been installed and there is access to an en-suite which is fitted with a modern white suite comprising WC, wash basin and shower cubicle. The utility room is fitted with cupboards and a work top with sink inset, there is space and plumbing for a washing machine, space for tumble dryer, a cupboard housing the 'Vaillant' boiler and a door opening onto the rear garden.

First Floor

The first-floor landing provides access to the sitting room, kitchen/dining room and the stairs that lead to the second floor. The sitting room spans the entire depth of the home and benefits from windows overlooking the front and rear of the property. The stunning kitchen/dining room has been refitted with a range of cupboards and drawers, integrated appliances include two 'AEG' ovens, 'AEG' gas hob with extractor canopy over, 'AEG' dishwasher, fridge and freezer.

Second Floor

The second floor landing provides access to bedrooms one, three, four, the family bathroom and the airing cupboard. Bedroom one is a generous double bedroom with fitted wardrobes and access to its own en-suite bathroom. The en-suite is fitted with a four piece suite comprising WC, wash basin, bath, double shower cubicle and heated towel rail. Bedrooms three and four are both double rooms. The family bathroom is fitted with a modern white suite with chrome fittings comprising WC, wash basin and bath with shower attachment.

Outside

The low maintenance rear garden has a pleasant south easterly aspect. It is laid to paving with stoned areas, a door opens to the garage and an opening leads to the car port.

Parking

An integral carport is accessed from the front of the home via a remotely controlled door, there is power and lighting and an opening into the rear garden. A further garage is located behind with an up and over door, power and lighting and a door providing access to the rear garden.

Solar Panels

The home benefits from a 13 solar panel system installed in 2023.

Service Charge

Approximately £191 per annum

Sellers Position

Found property to purchase

Age

2008

Tenure

Freehold

Heating

Gas central heating - 'Vaillant' boiler installed in 2021

Primary School

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Band E - Test Valley Borough Council

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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