



25 Tate Close | £365,000  
Romsey, Hampshire, SO51 0BE







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## Summary

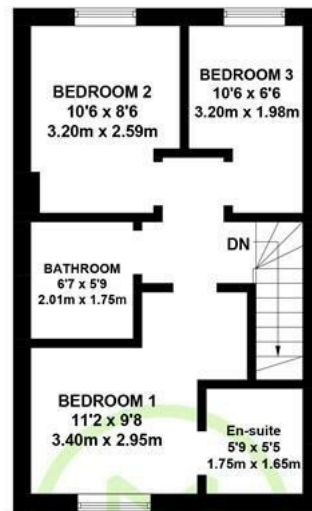
A beautifully presented end of terrace home, ideally positioned within a quiet road, near to the local amenities and nature reserve, offered with no onward chain. The accommodation features three bedrooms, en-suite shower room, family bathroom, kitchen/breakfast room, useful cloakroom and sitting/dining area. Externally, the home has a pleasant rear garden and car port for two vehicles.

## Features

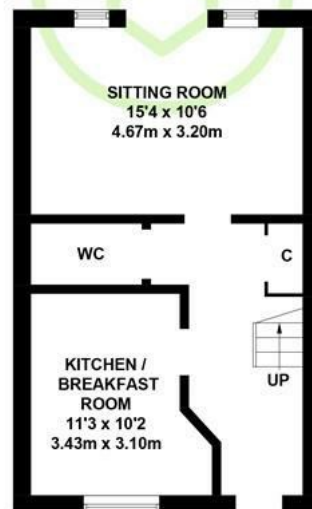
- Offered with no onward chain
- Three bedrooms
- En-suite, family bathroom and downstairs WC
- Sitting/dining room and kitchen/breakfast room
- Pleasant rear garden
- Car port for two vehicles
- Ideally positioned near to the local shops and the local nature reserve

## EPC Rating

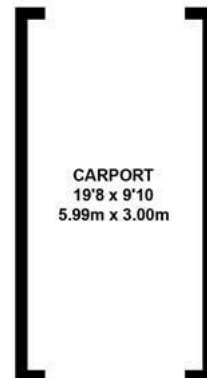
Energy Efficiency Rating  
Current C  
Potential B



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 400 SQ FT / 37.2 SQ M  
FIRST FLOOR = 400 SQ FT / 37.2 SQ M  
TOTAL = 800 SQ FT / 74.4 SQ M (EXCLUDING CARPORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID11328)

# 25, Tate Close, Romsey, Hampshire, SO51 0BE

## Ground Floor

Upon entry, the inviting entrance hall provides access to the kitchen/breakfast room, sitting room, downstairs cloakroom comprising WC and wash basin, stairs leading to first floor landing and useful under stairs storage cupboard. Positioned at the front of the home, the kitchen/breakfast room features a selection of wall and base units, ample space for table with chairs and inbuilt appliances including fridge/freezer, washing machine, dishwasher, oven, hob and extractor above. Located at the rear of the home, the sitting room has double doors opening out to the rear garden.

## First Floor

The first floor landing provides access to all three bedrooms and family bathroom. The principal bedroom is a generous double with en-suite comprising shower, WC and wash basin. Bedroom two is a double which overlooks the rear garden. Bedroom three is an ample single or perfect study. The family bathroom comprises shower over bath, WC and wash basin.

## Outside

The low maintenance rear garden has an adjoining patio, flower bed borders, area of artificial grass and useful timber shed. Pedestrian gate leads out providing access to the rear.

## Parking

Car port to the front for two vehicles

## Location

Tate Close 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

## Estate Charge

£150pa

## Sellers Position

No onward chain

## Heating

Gas

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## 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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