



40 Fairview Drive | £325,000
Romsey, Hampshire, SO51 7LR





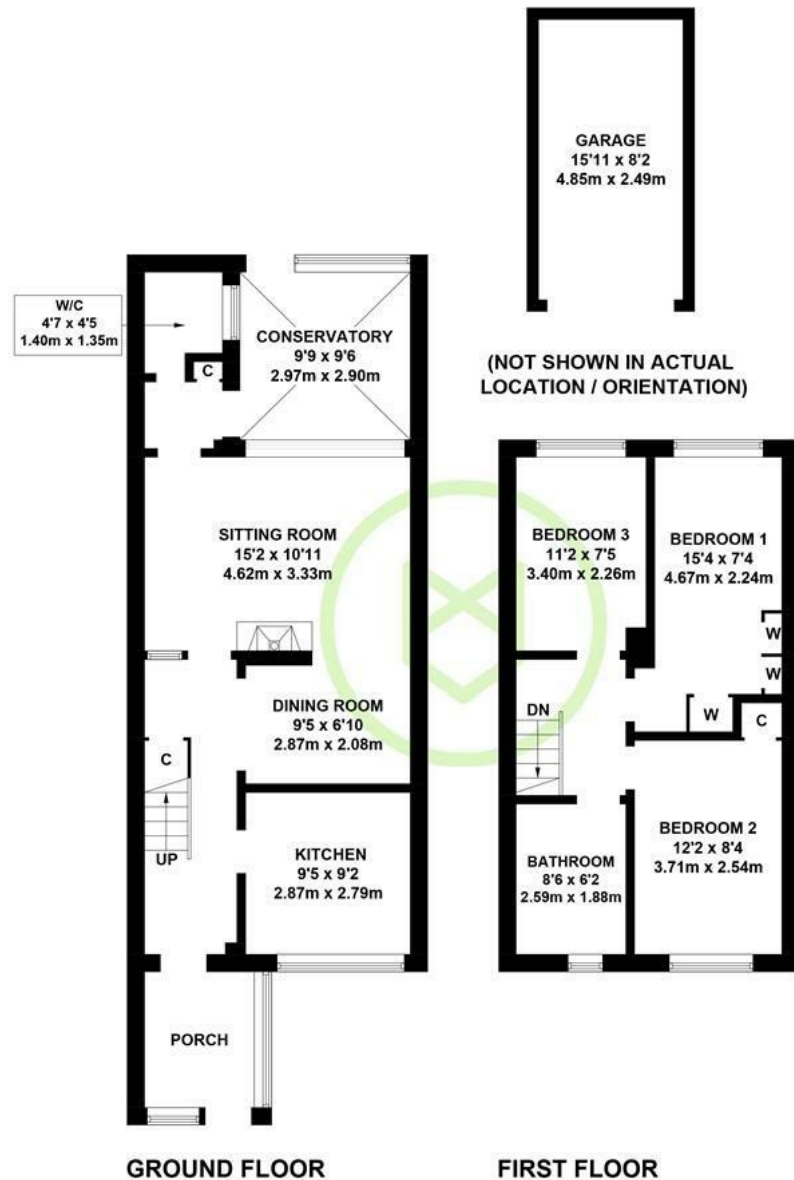
40 Fairview Drive
Romsey, Hampshire, SO51 7LR

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Summary

A well presented end of terrace house offering spacious, bright and airy accommodation throughout. The home features three double bedrooms, family bathroom, modern kitchen, sitting opening to dining area, conservatory and useful downstairs cloakroom. Outside, the home enjoys a low maintenance rear garden, garage and off road parking.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 638 SQ FT / 59.3 SQ M
FIRST FLOOR = 426 SQ FT / 39.6 SQ M
GARAGE = 130 SQ FT / 12.1 SQ M
TOTAL = 1194 SQ FT / 111.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1165020)



Features

- End of terrace house
- Three double bedrooms
- Garage and off road parking
- Enclosed rear garden
- Spacious sitting area opening to dining room
- Modern fitted kitchen

EPC Rating

Energy Efficiency Rating
Current E
Potential C

40, Fairview Drive, Romsey, Hampshire, SO51 7LR

Ground Floor

The rear of the home is currently used as the main entrance due to the driveway being at the back of the property. From here, the outside door opens into a useful porch area which is perfect for hanging coats and shoes. A further door enters into the hallway, providing access to the kitchen, sitting/dining area and stairs that lead to the first floor. The kitchen is a well arranged and light room with an array of wall and base units, marble worktops and a stainless-steel sink/drainage with a large window overlooking the rear garden. There are fitted appliances to include a dishwasher, electric oven, gas hob and cooker hood over. There is also space for a washing machine and tall standing fridge/freezer. The sitting and dining area is a brilliant space for families. Neatly arranged with a seating area ideal for a dining table and chairs as well as flowing to a great living area. This can also be accessed via a door from the hallway, is illuminated by a window to the front aspect and an open fireplace provides the perfect focal point for the room. Furthermore, another hallway has a door leading to a conservatory as well as cloakroom which is fitted with a WC and wash hand basin. Access door from the conservatory takes you out to the front of the home.

First Floor

The upstairs landing provides access to each bedroom, family bathroom and loft space. Bedroom one is located at the front of the home and is a large double room with built in wardrobes. Both bedrooms two and three are also comfortable double sized rooms, of which bedroom two also benefits from fitted storage. The family bathroom is fitted with a stylish suite comprising WC, wash hand basin and bath with shower over, fully tiled walls and flooring.

Outside

The front is laid to shingle with slabs forming a pathway to the conservatory door. To the rear, the garden is enclosed with brick walls either side, area of artificial grass, adjoining patio and path leading to the rear entrance.

Parking

Off road parking is provided at the rear of the home and further unrestricted parking is available in Fairview Drive. There is garage in a block opposite the home which is accessed via an up and over door.

Location

Fairview Drive 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 and Southampton (W1) and Winchester (66). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and newsagents. Also the well-known Hunters Inn is a short walk away.

Heating

Gas

Sellers Position

Buying on

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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