



4 Osprey Place | £425,000
Romsey, Hampshire, SO51 7AL



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Summary

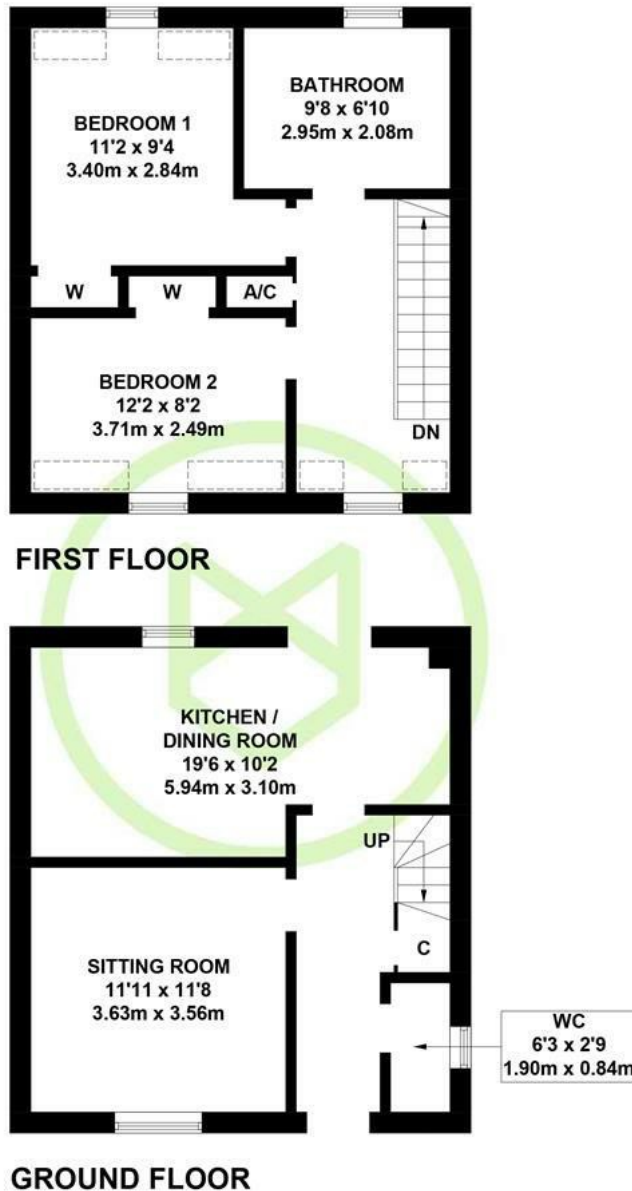
Built by Doswell Projects in 2023, Osprey Place is an exclusive and bespoke development, positioned on the fringes of Romsey Town centre. Finished with high quality specification throughout, the home features two double bedrooms each with built in storage, four piece family bathroom, open plan kitchen/dining room, cosy sitting room and downstairs cloakroom. Outside, the home enjoys a south west facing rear garden and driveway parking for two vehicles.

Features

- Bespoke development on the edge of Romsey
- Two double bedrooms
- Modern semi-detached house built by Doswell Projects in 2023
- South west facing rear garden
- Driveway parking for two vehicles
- Open plan kitchen/dining area

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 429 SQ FT / 39.9 SQ M
FIRST FLOOR = 429 SQ FT / 39.9 SQ M
TOTAL = 858 SQ FT / 79.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1166421)

4, Osprey Place, Romsey, Hampshire, SO51 7AL

Ground Floor

The inviting hallway, with Karndean flooring throughout the ground floor provides access to the sitting room, kitchen/dining area, cloakroom comprising WC and wash basin, stairs to first floor landing and under stairs storage cupboard. Positioned at the front of the home, the separate sitting room provides a cosy retreat. Across the rear of the home, the open plan kitchen/dining area has a variety of wall and base storage units, plumbing for washing machine, space for dryer and built in appliances including fridge/freezer, dishwasher, oven, hob and extractor above. Double doors open out to the rear garden.

First Floor

Ascending to the floor, the surprisingly spacious landing allows access for both bedrooms, family bathroom and airing cupboard. Onlooking the rear garden, the principal bedroom is a generous double with built in wardrobe. Bedroom two is also a good size double with built in wardrobe. The family bathroom comprises a large shower unit, bath, WC, wash basin and heated towel rail.

Outside

The south west facing rear garden has been beautifully landscaped and enhanced by woodland beyond. It features an extended patio, lawn with flower bed borders, timber built shed, additional lawn area and pedestrian gate leading to the front of the home.

Parking

Driveway parking for two vehicles. Further visitor parking available.

Location

Osprey Place is located a short drive from the shops, restaurants and cafes of Romsey Town Centre. All main transport rail and road links are close at hand and there is a well-stocked convenience store, a café, takeaways and a nursery all within walking distance. The property itself overlooks a greenery and is very close to the picturesque Abbotswood Nature Reserve.

Sellers Position

Buying on

Tenure

Freehold

Heating

Gas

Age

Built in 2023

Estate Charge

Circa £500 per annum

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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