



22 Hogarth Close | £285,000
Romsey, Hampshire, SO51 7TF





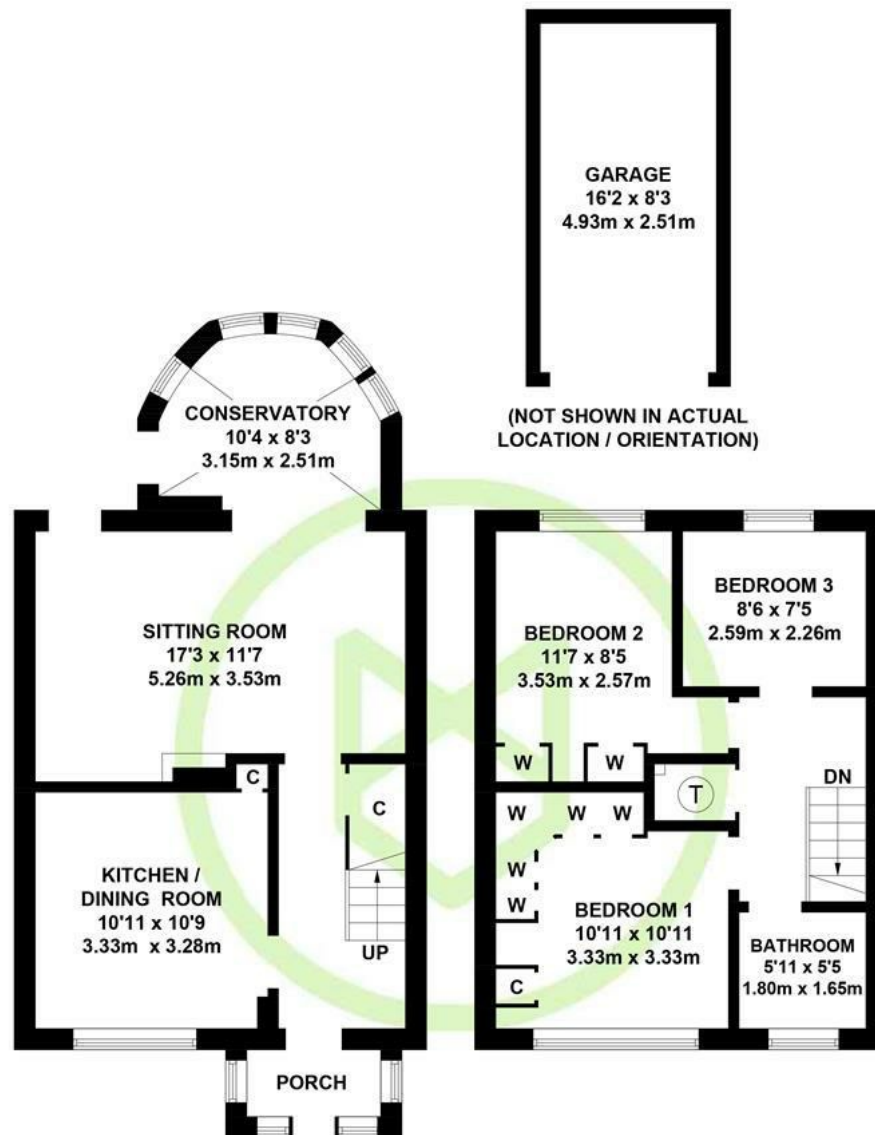
22 Hogarth Close
Romsey, Hampshire, SO51 7TF

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Summary

Offered with no forward chain, this much loved three bedroom terrace home is situated within a quiet cul-de-sac in Woodley, Romsey. The home comprises, useful porch, kitchen/breakfast area, sitting room and conservatory on the ground floor. Upstairs you find three good size bedrooms and family bathroom. Externally the home benefits from westly facing rear garden and garage in a block.



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 511 SQ FT / 47.5 SQ M
FIRST FLOOR = 398 SQ FT / 37.0 SQ M
GARAGE = 133 SQ FT / 12.4 SQ M
TOTAL = 1042 SQ FT / 96.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1167829)

Features

- Offered for sale with no onward chain
- Three bedroom terrace home
- Open kitchen/breakfast area
- Benefits from westly facing rear aspect
- Walking distance to Cupernham Infant and Junior School
- Close to local amenities

EPC Rating

Energy Efficiency Rating
Current C
Potential B

22, Hogarth Close, Romsey, Hampshire, SO51 7TF

Ground Floor

An entrance porch provides useful storage for shoes and coats. A door then leads you through to the entrance hallway which provides access for the kitchen/breakfast room, sitting room and stairs to the first floor landing. The kitchen/breakfast room comprises a selection of base and wall storage cupboards, space for fridge/freezer, hip level inbuilt oven and grill, plumbing for washing machine, ample space for dining and serving hatch. The sitting room offers ample space for seating and centres onto gas fire which is a real focal point to the room, sliding door then leads to the conservatory which provides access to the rear garden.

First Floor

The first floor landing provides access to all three bedrooms, airing cupboard and family bathroom. Bedroom one and two are both good size doubles further benefitting from built in storage, the third bedroom is a great size single or perhaps perfect study space. The family bathroom has floor to ceiling tiles and comprises, shower over bath, WC, wash basin and frosted glass window.

Outside

Benefitting from its westly facing aspect, the rear garden is mainly laid to lawn with a selection of mature shrubs, the adjoining patio space is accessed via the door from the conservatory.

Parking

On street parking available plus garage in a block

Location

This 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, drycleaners, Chinese takeaway and newsagents. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

Age

1970's

Windows

UPVC double glazed

Heating

Gas central heating

Infant and Junior School

Cupernham infant and Junior school

Secondary School

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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