



16 Cutforth Way | £410,000
Romsey, Hampshire, SO51 0BD





16 Cutforth Way
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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 395 SQ FT / 36.7 SQ M
 FIRST FLOOR = 395 SQ FT / 36.7 SQ M
 SECOND FLOOR = 405 SQ FT / 37.6 SQ M
 TOTAL = 1195 SQ FT / 111.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1193137)

Summary

A beautifully presented end of terrace townhouse, conveniently positioned within the sought after Abbotswood development, close to local amenities and Nature Reserve. The spacious accommodation features three bedrooms, en-suite to principal room, family bathroom, sitting room with Juliet balcony, open plan kitchen/dining area and useful utility/cloakroom. Outside, the home enjoys a secluded rear garden and allocated parking for two vehicles.

Features

- Immaculately presented throughout
- End of terrace townhouse
- Three bedrooms
- En-suite, family bathroom and downstairs WC
- Open plan kitchen/dining room
- Sitting room with Juliet balcony
- Private rear garden
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
 Current B
 Potential A

16, Cutforth Way, Romsey, Hampshire, SO51 0BD

Ground Floor

Upon entry, an inviting entrance hall allows access for the kitchen/dining area, utility and stairs leading to first floor landing. The utility has plumbing for washing machine, WC, radiator and wash basin. Set at the rear of the home, the open plan kitchen/dining area is ideal for modern family living and enjoys double doors opening to the rear garden. The kitchen has a variety of wall and base storage units and selection of built in appliances including fridge/freezer, dishwasher, oven, hob and extractor above. Large under stairs cupboard provides ample storage.

First Floor

The first floor landing provides access to the sitting room, family bathroom, bedroom three and stairs leading to the second floor landing. The bright and airy sitting room has double doors opening to Juliet balcony and views of the rear garden. Bedroom three is an ample single or perfect study area. The family bathroom comprises shower over bath, WC, wash basin and heated towel rail.

Second Floor

Ascending to the second floor, the landing allows access for the principal room, bedroom two and airing cupboard. The main bedroom is a generous double with built in wardrobe and en-suite comprising shower, WC and wash basin. Bedroom two is a spacious double with bay window onlooking the front aspect.

Outside

The beautifully landscaped rear garden features an adjoining patio, area of well treated lawn, raised flower bed, timber shed and useful side gate providing pedestrian access.

Parking

Allocated parking for two vehicles

Location

Cutworth Way 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

Aprox £360pa

Sellers Position

Buying on

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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