



17 Cavendish Close | £315,000
Romsey, Hampshire, SO51 7HT

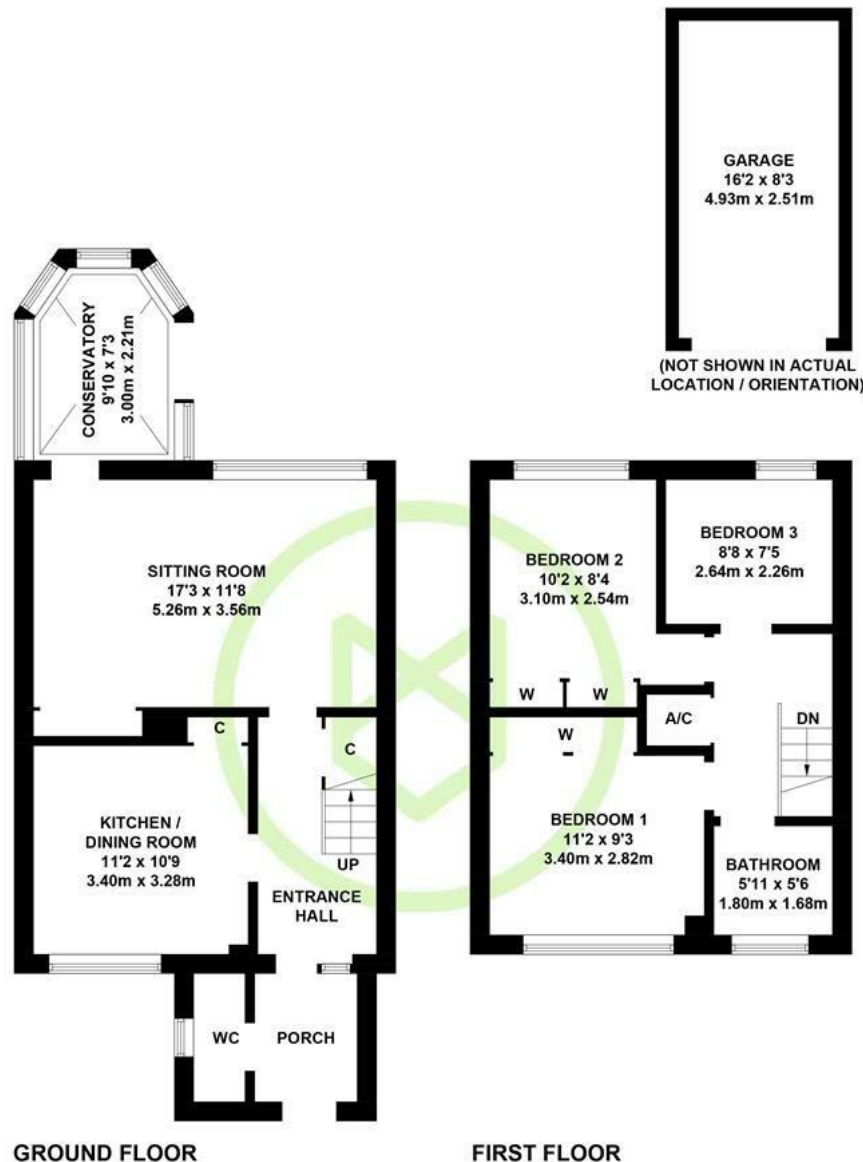




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Romsey, Hampshire, SO51 7HT

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 563 SQ FT / 52.3 SQ M
 FIRST FLOOR = 409 SQ FT / 38.0 SQ M
 GARAGE = 133 SQ FT / 12.4 SQ M
 TOTAL = 1105 SQ FT / 102.7 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1234921)

Summary

This extended terraced home is ideally situated in the popular Woodley district of Romsey. Offering well-proportioned accommodation throughout, the property features three bedrooms, a modern shower room, a spacious kitchen/breakfast room, a comfortable sitting room, a useful conservatory, and a convenient downstairs cloakroom. Externally, the home enjoys a well-maintained rear garden, a garage located in a nearby block, and on-street parking. Offered with no onward chain, this property presents an excellent opportunity for a variety of buyers

Features

- Offered with no onward chain
- Extended three bedroom house
- Kitchen/breakfast room
- Garage and on street parking available
- Upstairs shower room and downstairs cloakroom
- Catchment for Cupernham Infant and Junior School and the Romsey Secondary School

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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Ground Floor

Upon entering the property, you are greeted by an extended entrance porch, providing a practical space for coats and shoes, and giving access to a convenient downstairs cloakroom complete with WC and wash basin. A further door leads through to the main entrance hall, offering access to all ground floor accommodation, including the kitchen/breakfast room, the spacious sitting/dining room, an under-stairs storage cupboard, and stairs rising to the first floor. The well-proportioned kitchen/breakfast room is designed with both practicality and comfort in mind, featuring a range of wall and base storage units, oven with hob and extractor above, integrated dishwasher, plumbing for a washing machine, microwave and space for a fridge/freezer. There is also ample room for a dining table and chairs, making this a perfect space for family meals or entertaining guests. The sitting/dining room is a bright and inviting space, centred around an electric fireplace and benefitting from a large window overlooking the rear garden. A door from the sitting room leads through to the conservatory, currently used as a dining area, which enjoys views over the garden and provides direct access outside via a single door.

First Floor

The first floor landing provides access to all three bedrooms, the shower room, and a useful airing cupboard for additional storage. Bedroom one is a well-proportioned double room, complete with a built-in wardrobe offering convenient storage. Bedroom two, also a generous double, features its own built-in wardrobe, making it ideal for family living or guests. Bedroom three is a versatile single room, equally well-suited as a child's bedroom, home office, or study area. The shower room is fitted with a modern walk-in shower, WC, wash basin, and a heated towel rail.

Outside

To the rear, a paved patio provides an ideal space for outdoor dining and relaxation, leading onto a neatly maintained lawn. The garden also benefits from a timber shed and a useful rear pedestrian gate for added convenience.

Parking

Garage in a block nearby. On street parking available.

Location

The Woodley 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, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

Sellers Position

No onward chain

Infant and Junior School

The Cupernham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band C

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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