



Henshaw

22 Clover Way | £280,000  
Romsey, Hampshire, SO51 7RG



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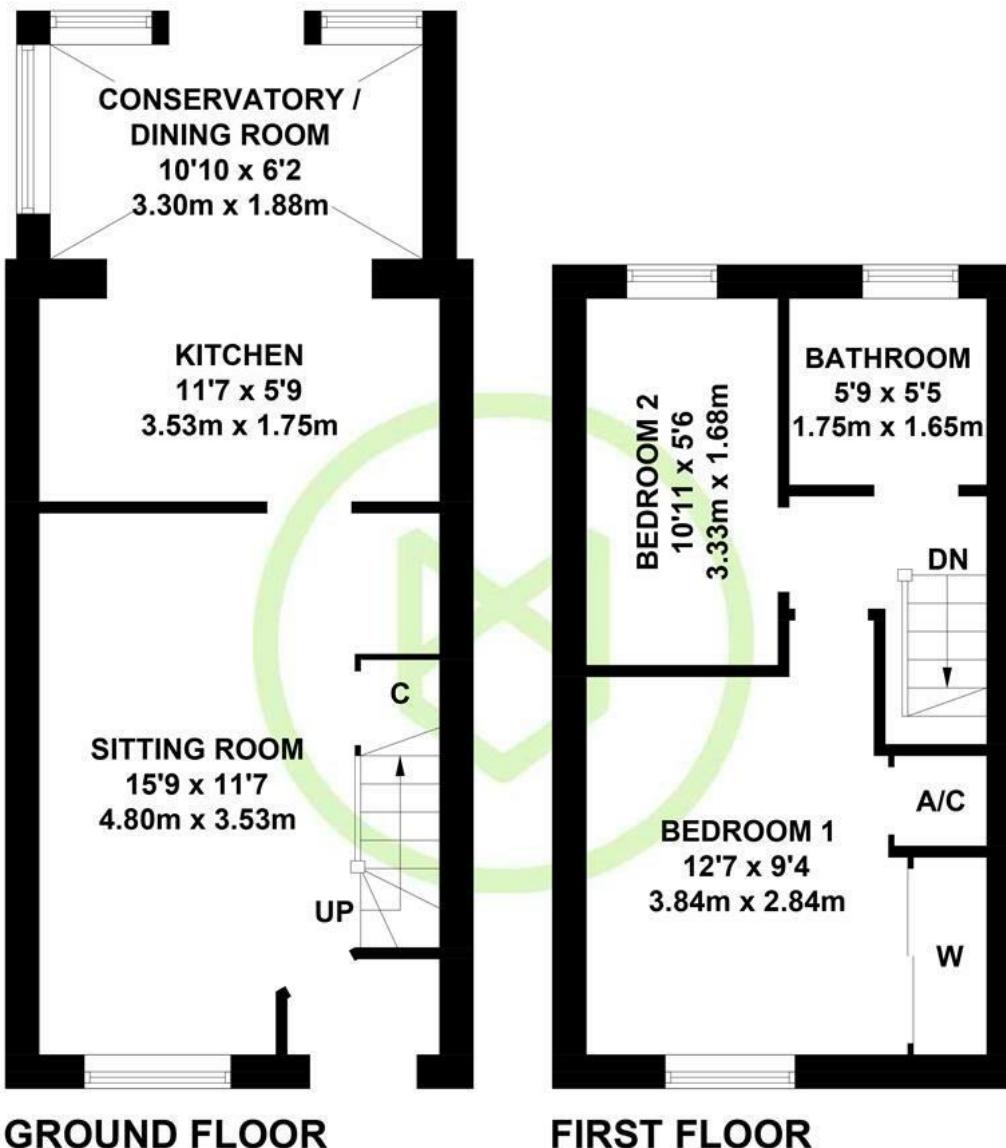


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22 Clover Way  
Romsey, Hampshire, SO51 7RG

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 336 SQ FT / 31.2 SQ M  
 FIRST FLOOR = 256 SQ FT / 23.8 SQ M  
 TOTAL = 592 SQ FT / 55.0 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1240261)

## Summary

Set within a quiet closed road this well presented home is a fantastic opportunity for first time buyers or investment buyers. The accommodation offers two bedrooms, bathroom, sitting room, kitchen opening into conservatory/dining area, garden with pleasant south westerly aspect and off road parking. Offered for sale with no forward chain.

## Features

- Located within a quiet closed road
- Popular residential location, near to excellent local amenities
- No forward chain
- Two bedrooms and modern bathroom
- Sitting room, kitchen opening into conservatory/dining area
- South westerly facing rear garden
- Allocated parking and further visitors parking in road

## EPC Rating

Energy Efficiency Rating  
 Current E  
 Potential C

# 22 Clover Way

## Romsey, Hampshire, SO51 7RG

### **Ground Floor**

The front door opens into a hallway, providing a handy space for coats and shoes. The sitting room is a wonderfully light space with a window overlooking the front of the home. A door opens into the kitchen which has been fitted with a range of cupboards and drawers, an integrated oven has a fitted hob and extractor canopy over, there is space for a fridge/freezer, as well as space and plumbing for a washing machine. An opening leads into the conservatory which would serve well as a dining area, doors open out to the rear garden.

### **First Floor**

The first floor landing provides access to the two bedrooms and bathroom. Bedroom one is a large double room benefiting from a fitted wardrobe and airing cupboard. Bedroom two is another good size room that overlooks the rear garden. The bathroom has been fitted with a suite comprising WC, wash basin, bath with shower over and heated towel rail.

### **Outside**

The low maintenance rear garden offers a pleasant south westerly aspect. An area laid to artificial lawn is surrounded by stone, shrub borders and fencing. There is a garden shed and a gate gives rear access.

### **Parking**

Allocated parking can be found in a small residents car park to the right hand side of the home. There is further unrestricted visitors parking in the road.

### **Location**

Clover Way is located off the popular Campion Drive development, approximately 1 mile from the town centre and train station, there is a local shop within a few minutes and exceptionally easy access to the towns various amenities with frequent bus routes on the Winchester Road to Romsey and Winchester.

### **Anti Money Laundering**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### **Sellers Position**

No forward chain

### **Tenure**

Freehold

### **Age**

1980s

### **Heating**

Electric heating

### **Infant and Junior School**

Cuperham Infant and Junior Schools

### **Secondary School**

The Romsey School

### **Council Tax**

Band C - Test Valley Borough Council

### **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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