



6 Knatchbull Close | £425,000
Romsey, Hampshire, SO51 8WJ



 Henshaw Fox



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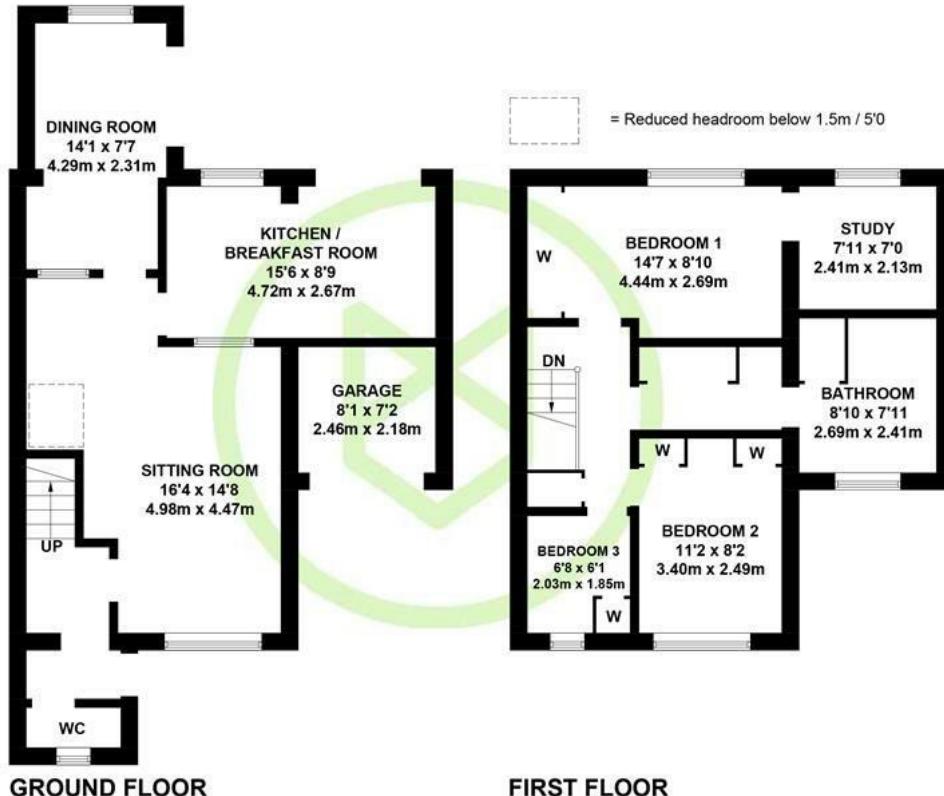
6 Knatchbull Close
Romsey, Hampshire, SO51 8WJ

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Summary

An extended end-of-terrace home, immaculately presented throughout and ideally located just a short, level walk from Romsey town centre, offered to the market with no onward chain. The spacious accommodation includes three bedrooms, a versatile study area off the main bedroom, a large family bathroom, bright sitting room, modern open-plan kitchen/breakfast room, extended dining area, and a convenient downstairs cloakroom. Outside, the property boasts a delightful westerly-facing rear garden providing a private and peaceful setting, along with a driveway to the front offering off-road parking and access to the garage.



APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE)
GROUND FLOOR = 625 SQ FT / 58.1 SQ M
FIRST FLOOR = 519 SQ FT / 48.2 SQ M
TOTAL = 1144 SQ FT / 106.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1249699)

Features

- Offered with no onward chain
- Extended end of terrace house
- Positioned with a short flat walk of Romsey Town centre
- Three bedrooms and study area
- Modern kitchen/breakfast room
- Enclosed westerly facing rear garden
- Driveway leading to garage

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

Upon entering the property, the inner hall provides access to the bright and welcoming sitting room, stairs to the first floor, and a convenient cloakroom complete with WC and wash basin. The sitting room is a spacious and airy living area, enjoying a front-facing window and featuring an electric fire that creates a warm and attractive focal point. From here, there is access to both the modern kitchen/breakfast room and the extended dining room, the latter benefitting from double doors that open directly onto the rear garden, ideal for entertaining. The kitchen/breakfast room is well appointed with a range of contemporary wall and base units, integrated appliances, and space for a breakfast table, with additional access to the garden via sliding doors, offering a sociable and functional layout perfect for modern family living.

First Floor

Ascending to the first floor, a spacious and well-lit landing provides access to three well-presented bedrooms, a generously sized family bathroom, and useful built-in storage cupboards. The main bedroom is a generous double, benefiting from fitted wardrobes and a versatile study area, offering potential to be converted into a walk-in wardrobe or en-suite. Bedroom two is also a comfortable double with built-in wardrobes, while bedroom three is a good-sized single, ideal as a child's room or home office, complete with built-in storage or a study area. The large, modern family bathroom is well appointed with a bath, separate shower unit, WC and wash basin, all finished to a high standard.

Outside

The rear garden offers a peaceful and secluded retreat, enjoying a desirable westerly-facing aspect that captures the afternoon and evening sun. A patio area adjoins the rear of the home, ideal for outdoor dining and relaxation, while the rest of the garden features a variety of mature shrubs, small trees and well-maintained borders. Fully enclosed and thoughtfully landscaped, the garden provides a private and tranquil outdoor space, perfect for both quiet enjoyment and entertaining, with the added benefit of a side pedestrian access leading to the front of the property.

Parking

Driveway leading to garage

Location

Knatchbull Close is situated in the centre of Romsey within a level walk of all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, Doctors Surgery's, Dentists, some stunning walks and Romsey Abbey. Romsey Train Station is approximately 1 mile from the property.

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.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Electric room heaters

Infant and Junior School

Romsey Primary 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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