



2a Romill Close, West End, Southampton, SO18 3NE

In Excess of £300,000

WHITE & GUARD

# 2a Romill Close

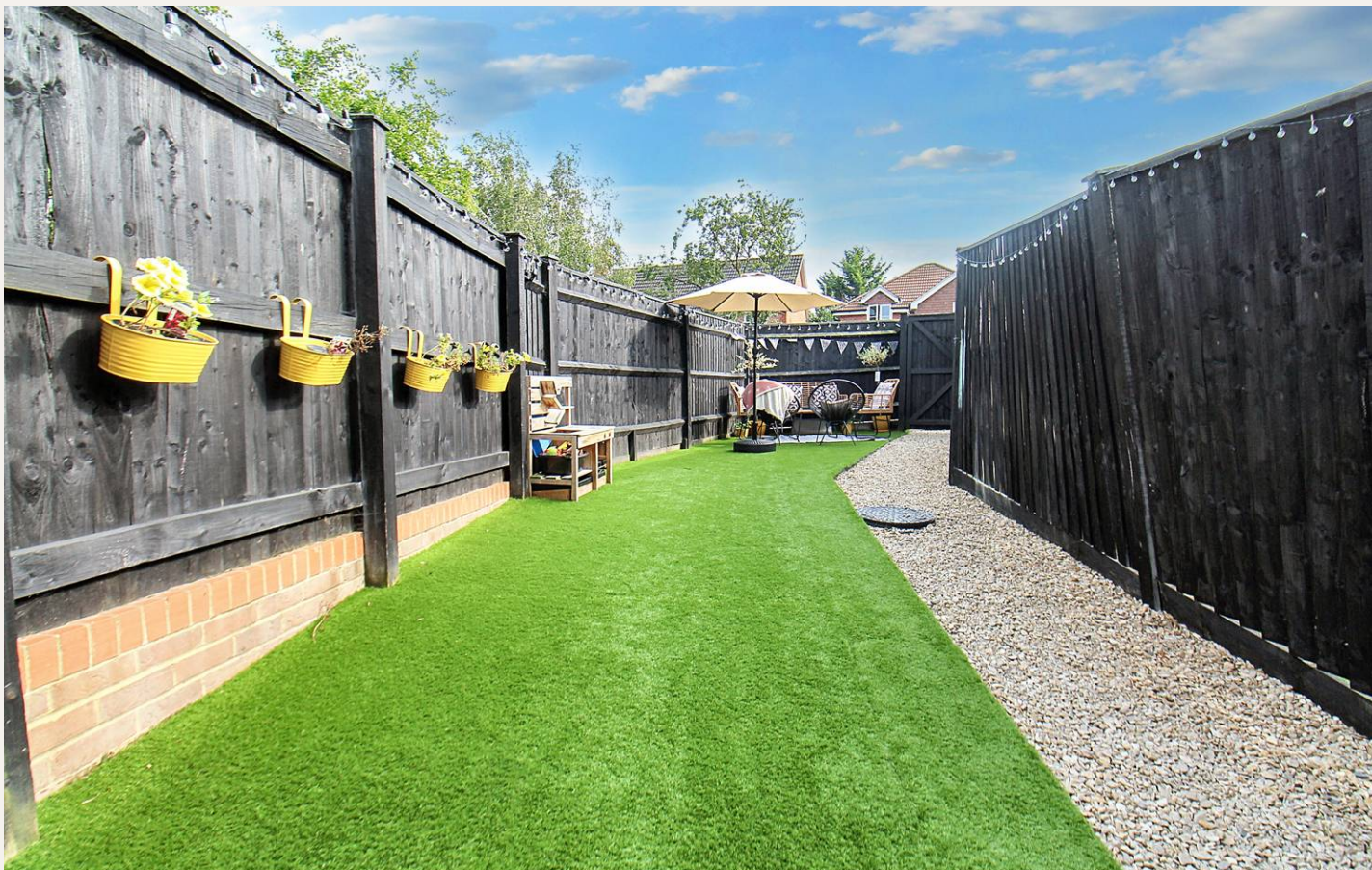
## West End, Southampton

**INTRODUCTION** This two bedroom semi-detached home is set in the popular location of West End. Accommodation on the ground floor briefly comprises a porch, a well-proportioned 15ft lounge, a cloakroom/utility room and a kitchen/diner. Whilst on the first floor there are two bedrooms and a family bathroom. Additional benefits include solar panelling (to be set up), underfloor heating to the whole of the ground floor, a good-sized mature rear garden and off road parking for two cars. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must .

**LOCATION** West End village has a broad range of amenities and facilities including a doctors' surgery, shops, a supermarket and a post office. Good local schools, a gym and fitness centre, together with Hedge End Retail Park being short drive away. West End is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station are within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

- Tenure - Freehold
- Eastleigh Borough Council - Band C
- EPC - Grade B





**INSIDE** This well-presented and stylish home is entered via the double glazed front door opening directly into the porch. The porch itself is laid to carpeted flooring and has space for hanging coats. A secondary door then opens through into the 15ft lounge which has a double glazed window to the front aspect, is laid to fitted carpeting and also benefits from underfloor heating, has TV points and stairs leading to the first floor. A door to one side opens through into a secondary hallway. The hallway is laid to carpeted flooring and leads into the utility room. The utility room itself has a double glazed window to the side aspect is laid to tiled flooring, has space for a washing machine with work surface over, a pedestal wash hand basin and a WC. The modern fitted kitchen/diner, is situated to the rear of the property, with a double glazed window to the rear aspect and is laid to tiled underfloor heating. The modern fitted kitchen has a range of wall and base units, with cupboards and drawers under and worktops over, along with stainless steel sink/drainer and mixer tap. Integrated appliances include an electric oven and induction hob with an extractor over, as well as a dishwasher. There is space to one side for a dining table and four chairs or bench seating.

On the first floor, the landing is laid to carpeted flooring and has a loft hatch and doors opening to all upper floor accommodation. Bedroom one has a double glazed window to the front aspect, has a radiator to one wall and is laid to carpeted flooring, with a door to one side opening into the en-suite. The en-suite itself has a double glazed window to the front aspect, a shower cubicle, a WC, has part tiling to walls and tiled flooring, along with a heated towel rail. Bedroom two has a double glazed window to the rear aspect, a radiator to one wall and is laid to carpeted flooring. The family bathroom has a double glazed window to the side aspect, a matching three-piece suite comprising a panel enclosed bath, a wash hand basin set on vanity unit with storage below and a WC.

**OUTSIDE** The front of the property has a brick wall surround, a n area laid to patio stone and a step up to the front door. The rear garden is mainly laid to artificial lawn with a shingled stone pathway down one side leading to a patio area to the rear, with space for outside garden furniture, as well as rear access leading out to off road parking for two cars. The garden is also fence enclosed and benefits from an outside tap.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

## BROADBAND

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



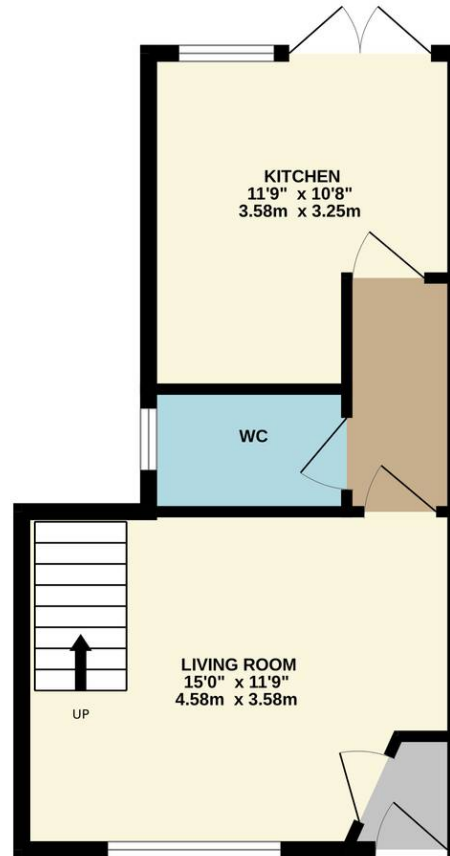
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PRS Property Redress Scheme

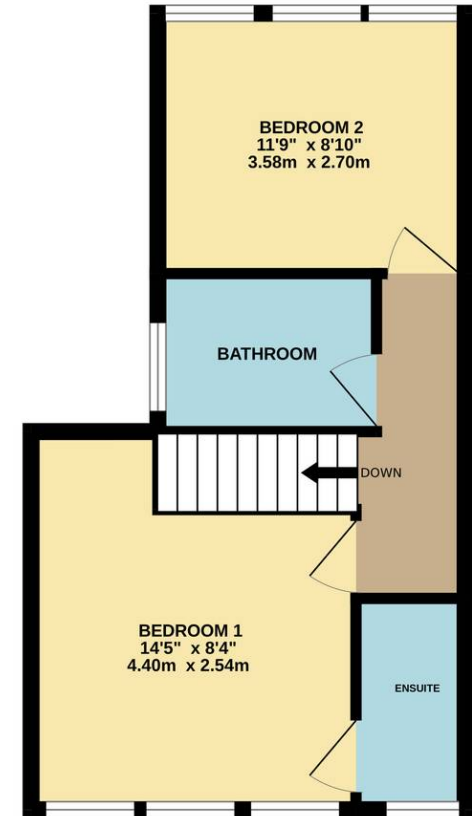
Zoopla



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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