



Connells

Nutshalling Avenue
Rownhams Southampton



Property Description

Connells are pleased to offer for sale this fantastic family home in the popular area of Rownhams. The property features three/four bedrooms, two bathrooms, generously sized lounge, mezzanine on the first floor, enclosed rear garden, driveway for off road parking and a garage.

The location is fantastic for commuters with links to the motorway and surrounding towns such as: Romsey and Southampton. The property is within walking distance to a number of local schools, nurseries and has local amenities close by such as: pubs, shops, hairdressers and a gym.

The property would make an ideal family home and would benefit from some modernisation inside. offered without chain!

Entrance Hall

Front door opens into the entrance hall which is fully carpeted and comprises of a radiator.

Lounge

17' 5" x 12' 8" (5.31m x 3.86m)

The lounge is fully carpeted and comprises of a: feature fire place with exposed brick, T.V point, wall lights, radiator, stairs to the first floor and doors to the rear garden.

Kitchen

13' 10" x 8' 9" (4.22m x 2.67m)

The kitchen comprises of a: selection of wall, base and drawer units above and below with roll top work surfaces over, stainless steel two

bowl single drainer sink, double glazed window to the front aspect, integrated double oven, four ring induction hob, localised tiling, spot lighting, space for a fridge freezer, door to garage and a built in cupboard.

Cloakroom

The cloakroom comprises of a: W.C, shower, radiator, hand wash basin, window to side aspect and localised tiling.

Mezzanine Floor

The mezzanine is located on the first floor and comprises of: carpet flooring, velux window and a T.V point.

Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m)

The first double bedroom comprises of a: radiator, window to front aspect, fitted wardrobes and carpet flooring. (measurements include fitted wardrobes)

Bedroom Two

11' 6" x 9' (3.51m x 2.74m)

The second bedroom has carpet flooring and comprises of a: double glazed window to rear aspect, radiator and built in wardrobes. (measurements include fitted wardrobes)

Bedroom Three

9' 11" x 7' 10" (3.02m x 2.39m)

The third bedroom is currently being used as a study and comprises of a: window to the

rear aspect, radiator and is fully carpeted.

Bathroom

The bathroom comprises of a; shower cubicle, W.C, hand wash basin vanity unit, heated towel rail, exposed beam, loft access and inset spot lighting.

Garage

18' 3" x 15' 6" (5.56m x 4.72m)

A double garage with: an electric up and over door, power and light and door to rear garden.

Outside

Rear Garden

The rear garden benefits from: mostly being laid to lawn, side access, mature shrubs and borders.

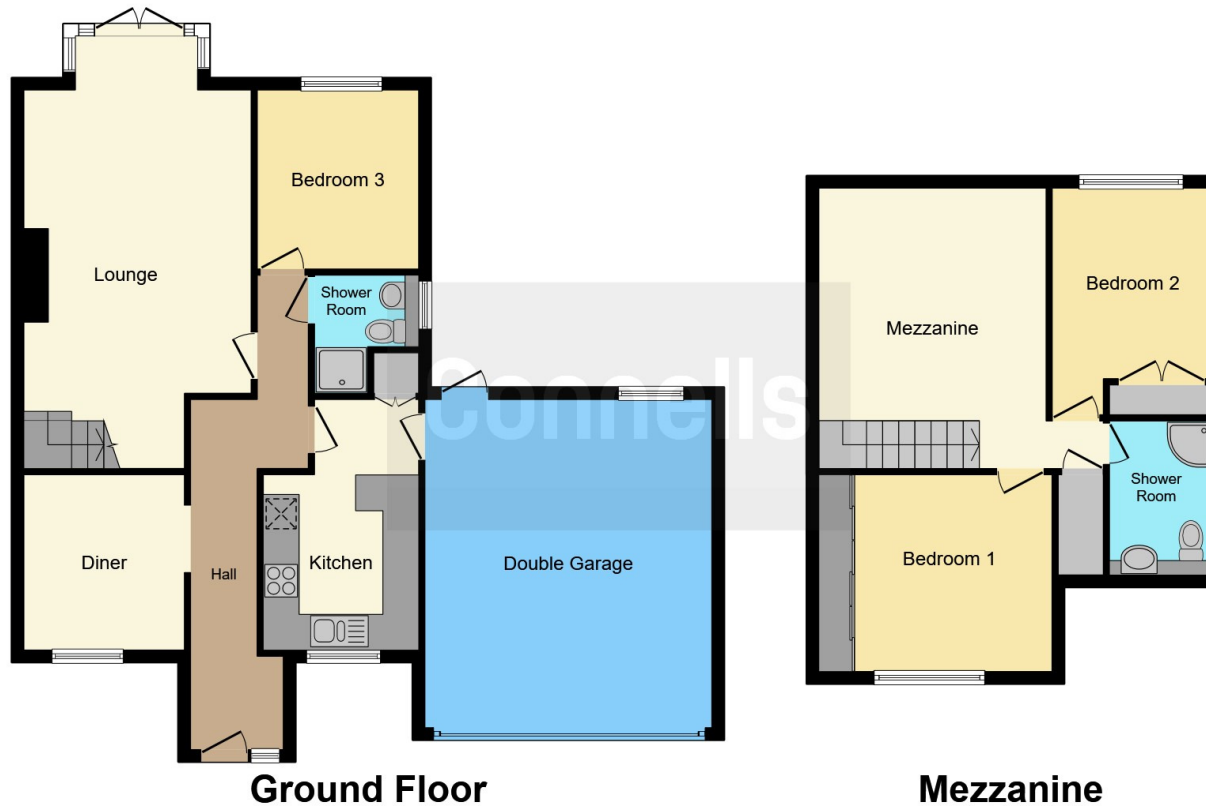
Front Garden

The large approach to the property benefits from ample parking leading to the double garage, and is part laid to lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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Property Ref: ROM305641 - 0016