



Connells

Viney Avenue
ROMSEY



Property Description

This charming home features a front garden with lawn and tree, plus a spacious driveway and a garage with an electric door. The ground floor offers a lounge with wood laminate flooring and an extended kitchen diner opening to the rear garden. Upstairs includes three bedrooms and a modern family bathroom. The rear garden has lawn area, patio area and a fully insulated home office. Located in Romsey, this property has excellent local schools and transport links. EPC rating: C.

Local Schools and Amenities:

Viney Avenue is situated in a fantastic community in Romsey, with access to several high-quality schools, including Romsey Primary School, Cupernham Primary School, Stroud School, Romsey School, and Ampfield Primary School.

Transport and Local Connections:

Romsey offers excellent transport connections, including regular train services to Southampton, Winchester, and London. The area is well-served by local bus routes and has easy access to the M27 and M3 motorways. It's a great community for families and professionals, with excellent access to natural surroundings and local amenities. The area falls under the postal code SO51 7NR, ensuring that local connections and facilities are easily accessible.

Entrance Hall

Upon entering the property, you are greeted by wood laminate flooring and a wall-mounted radiator. Carpeted stairs rise to the upper level.

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)

The lounge features a smooth plaster finish, inset spotlights, wood laminate flooring, a double-glazed window with views of the front garden, TV points, and a wall-mounted radiator.

Kitchen/Diner

16' 10" x 16' 9" (5.13m x 5.11m)

The extended kitchen diner opens to the rear garden via French doors. It includes a variety of wall, base, and drawer units in a shaker style, with space for a washing machine and tumble dryer. The kitchen is equipped with an inset dishwasher and bin cupboards, a double bowl sink with drainer and mixer tap, roll-top wood effect work surfaces, an integrated Indesit four-ring induction hob with a Cookology extractor hood, a double Indesit electric oven, and glass display cabinets. There is also localized tiling, space for an American fridge freezer, a double-glazed window overlooking the rear garden, a wall-mounted radiator, inset lighting, and ample space for family dining.

Landing

The carpeted landing provides loft access, where the loft is fully insulated and boarded and benefits from a light that can be turned on from the landing. The landing also has a window to the side aspect.

Bedroom One

11' 10" x 12' 4" (3.61m x 3.76m)

features space for a triple wardrobe, a double-glazed window to the front aspect, carpeted flooring, a television point, and a wall-mounted radiator.

Bedroom Two

11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom two has carpeted flooring, a double-glazed window with far-reaching views of the rear garden, space for a double wardrobe, and a wall-mounted radiator.

Bedroom Three

7' 1" x 9' 3" (2.16m x 2.82m)

Bedroom three includes a wall-mounted radiator, carpeted flooring, and a double-glazed window to the front aspect.

Bathroom

The bathroom is equipped with a WC and hand wash basin inset in a vanity unit with additional storage, a double-glazed window to the rear, inset lighting, a bath with a waterfall shower overhead, an extractor fan, a heated towel rail, wood laminate flooring, and fully tiled walls.

Outside

Front Garden

The front garden is partially laid to lawn with a tree. There is a spacious driveway and shingle path leading to the garage with an electric door. A small patio area completes the exterior.

Rear Garden

The rear garden is enclosed by timber fencing and features a wall at the rear, a large lawned area, a hardstanding area, a patio, and side access to the garage.

Outbuildings

Garage

The garage is equipped with an electric door and is set up as a workshop.

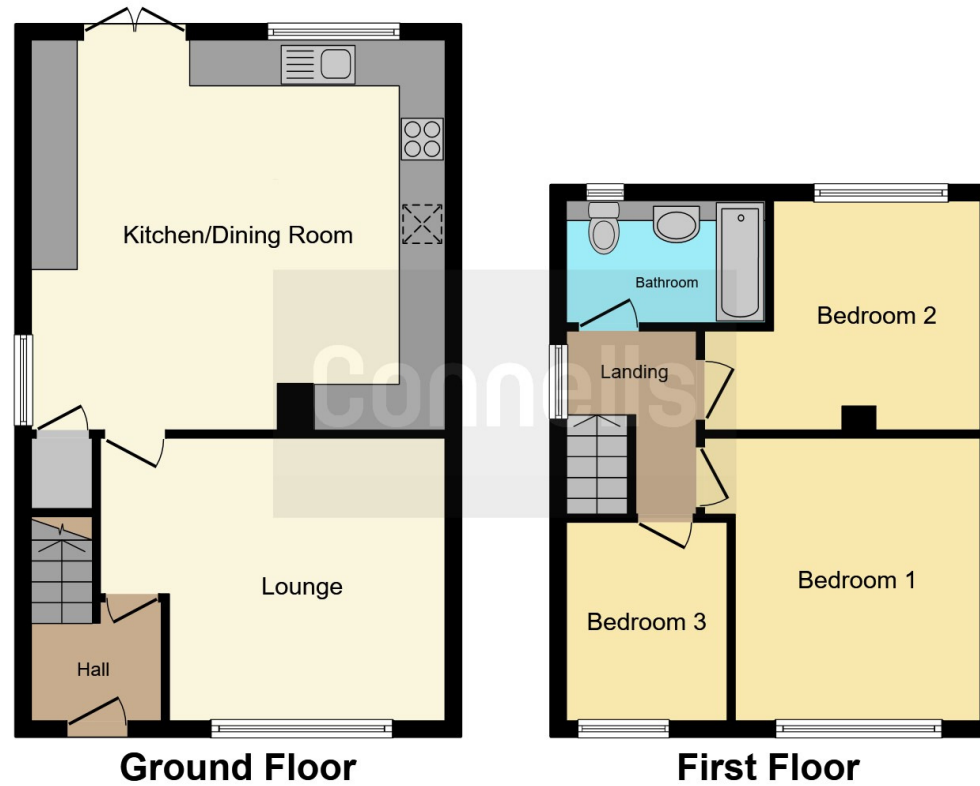
Home Office/ Summer House

Currently used as a home office space, fully insulated with laminate flooring, wall lighting, door and window.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

1. Start at the town centre and head south on High Street.
2. Turn left onto Station Road.
3. Continue straight until you reach the roundabout.
4. Take the second exit onto Romsey Road.
5. Continue for about 0.5 miles until you see the BP petrol station on your left.
6. Turn right onto Viney Avenue.
7. Continue straight on Viney Avenue.

EPC Rating: C

Tenure: Freehold



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