



Connells

Beacon Close  
Rownhams Southampton





## Property Description

Charming 2 Bedroom Mid-Terraced Home with off road parking located in a desirable Rownhams Cul-de-Sac!. Enjoy a Tranquil West-Facing Rear Garden, Ideal for Sunsets. Nestled in Mountbatten Senior School Catchment & Conveniently Close to M27 for Easy Commutes. Perfectly Positioned Between Romsey Town Centre & Southampton City Centre. Don't Miss Out - Book Your Viewing Today!

## Entrance Hall

Features under stairs cupboard and has access to the kitchen, lounge and stairs to the first floor.

## Kitchen

9' 7" x 5' 9" ( 2.92m x 1.75m )

Modern fitted kitchen with window to the front aspect.

## Lounge/Diner

11' 8" x 13' 4" ( 3.56m x 4.06m )

Features wood laminate flooring and french doors to the rear garden.

## Landing

## Bedroom One

11' 9" x 8' ( 3.58m x 2.44m )

Features carpet flooring and window to the rear aspect.

## Bedroom Two

8' 6" x 8' 7" ( 2.59m x 2.62m )

Features carpet flooring, two built in cupboards and window to the front aspect.

## Bathroom

6' 6" x 5' 6" ( 1.98m x 1.68m )

Modern bathroom with WC, hand wash basin and bath with shower over.

## Outside

## Front Garden

Paved pathway to front entrance and access to parking.

## Rear Garden

This good size enclosed rear garden has been landscaped for easy maintenance with paved patio/seating area, gravel area with stepping stones and mature shrubbery for added privacy.



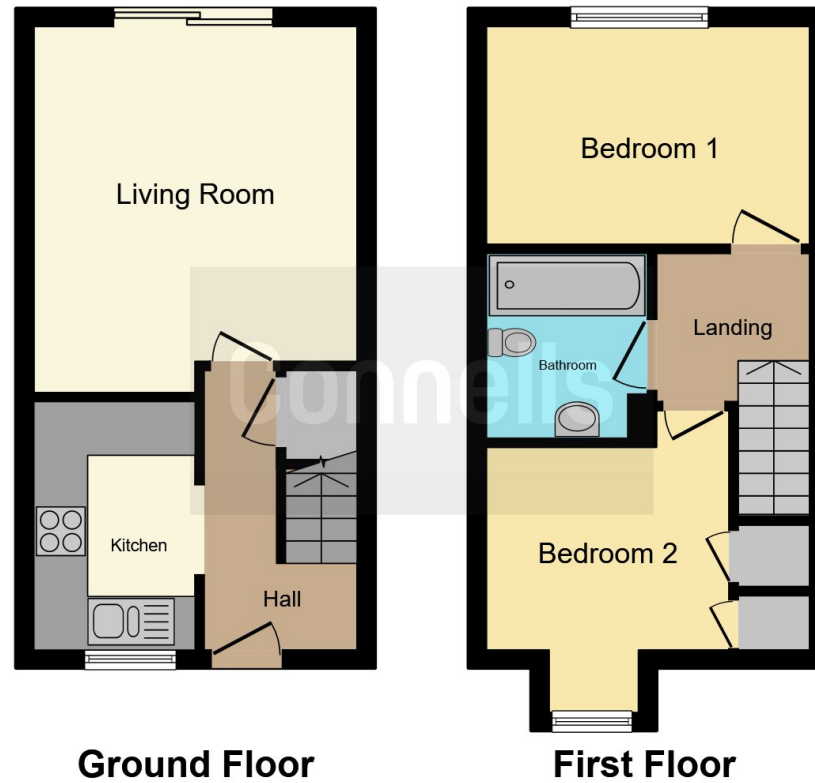












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ROM306310](http://connells.co.uk/Property/ROM306310)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ROM306310 - 0007