



Connells

Viney Avenue
Romsey



Property Description

A charming three bedroom Mid-Terraced House, ideally located within Romsey. The property benefits from plenty of outside space with front and rear garden, the rear garden features a paved patio area accessed from the kitchen, ideal for outdoor dining.

Internally the property features a generous lounge, fitted kitchen/dining room, external utility room, three bedrooms with fitted storage and carpet flooring and a family bathroom.

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 7NT, ensuring that local connections and facilities are easily accessible.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door to the front garden.

Lounge

12' 3" x 12' 8" (3.73m x 3.86m)

The lounge has wood laminate flooring, feature beams and a window to the front aspect.

Kitchen

15' 10" x 9' 11" (4.83m x 3.02m)

A generous fitted kitchen with, space for a dishwasher, oven and fridge/freezer. There is space for a dining table and window and door to the rear aspect.

Utility Room

8' 9" x 7' (2.67m x 2.13m)

Accessed from the kitchen is the separate utility space with mains water and power.

Landing

Access to the loft and all upper level rooms.

Bedroom One

12' 5" x 10' 5" max (3.78m x 3.17m max)

The main bedroom features fitted wardrobes, carpet flooring and window to the front aspect.

Bedroom Two

10' 6" x 10' 1" max (3.20m x 3.07m max)

The second bedroom features built in storage, carpet flooring and a window to the rear aspect.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

The third bedroom features built in storage, carpet flooring and window to the front aspect.

Bathroom

WC, bath with shower over, vanity unit with hand wash basin and window to the rear aspect.

Outside

Front Garden

Mostly laid to lawn with hedge border and pathway to the front and side.

Rear Garden

The rear garden features a paved patio/seating area, lawn with pathway and raised flower beds and a shed.









EPC Rating: D

Tenure: Freehold

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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.

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