



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.

## 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

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" ( 3.20m x 3.07m )

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.



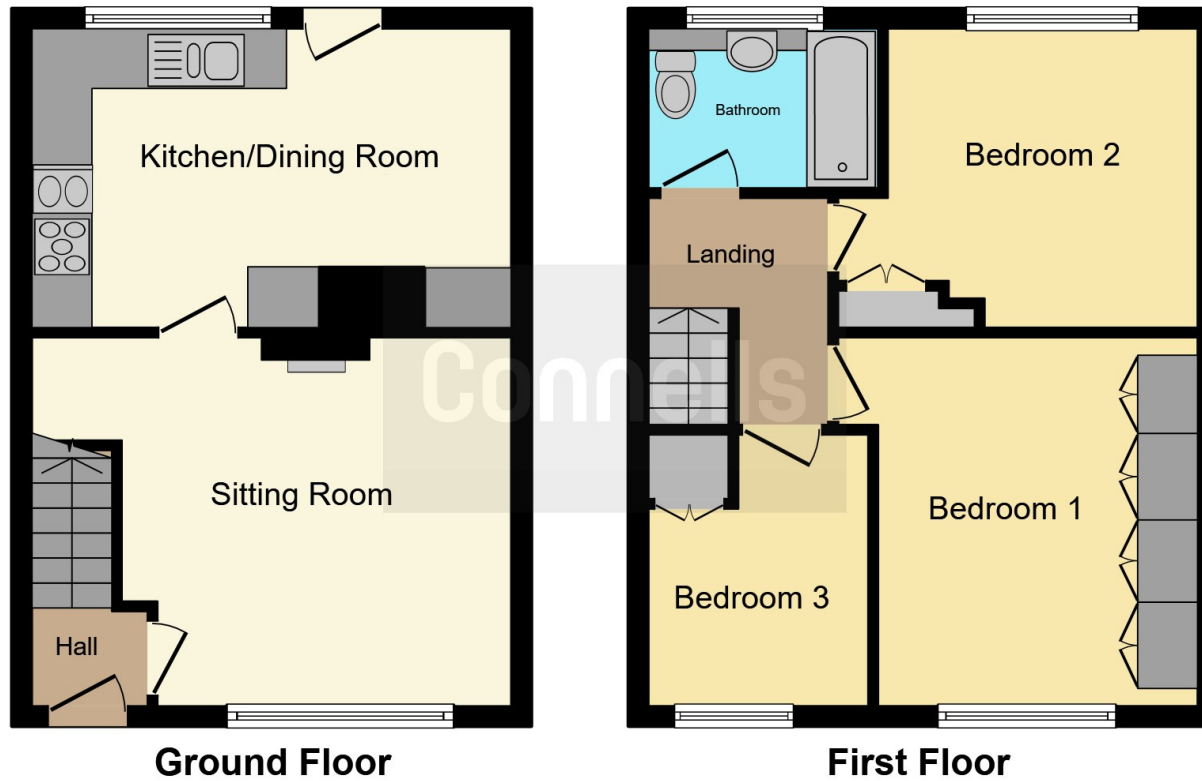












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/ROM306529](http://connells.co.uk/Property/ROM306529)



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: ROM306529 - 0004