





# Waverley Close Romsey SO51 7TG

for sale guide price  
**£325,000**



## Property Description

Ideally located in Romsey, this well-maintained three-bedroom semi-detached house offers a blend of comfort and convenience. Enter through the convenient front porch with a downstairs cloakroom, leading into a bright and airy fitted kitchen showcasing pleasant views to the front. Picture yourself relaxing in the extended lounge/dining room, flooded with natural light and offering direct access to the beautifully landscaped rear garden.

Storage is plentiful throughout the property. Both the front and rear gardens have been thoughtfully landscaped for ease of maintenance, allowing you to spend more time enjoying your outdoor space.

## 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 Porch

Door to front, wood laminate flooring, access to cloakroom and window to side aspect.

## Cloakroom

Hand wash basin, WC and wood laminate flooring.

## Entrance Hall

Wood laminate flooring and understairs storage.

## Kitchen

10' 11" x 9' 10" ( 3.33m x 3.00m )

Fitted kitchen with space and plumbing for washing machine, space for free standing oven, localised tile walls, built in cupboard and window to the front aspect.

## Lounge/Dining Room

22' 8" x 17' 5" ( 6.91m x 5.31m )

An extended lounge/dining room with wood laminate flooring, feature fireplace, sky light windows, window to the rear garden and french doors to the rear garden.

## Landing

Carpet flooring, loft access and built in cupboard.

## Bedroom One

11' 1" x 9' 4" ( 3.38m x 2.84m )

Carpet flooring, window to the front aspect and fitted wardrobes.

## Bedroom Two

11' x 12' ( 3.35m x 3.66m )

Carpet flooring and window to the rear aspect.

## Bedroom Three

8' 6" x 7' 5" ( 2.59m x 2.26m )

Wood laminate flooring and window to the rear aspect.

## Bathroom

5' 6" x 5' 10" ( 1.68m x 1.78m )

Tiled walls and flooring, WC, hand wash basin, bath with shower over, heated towel rail and window to the front aspect.

## Outside

### Front Garden

Pathway to the front entrance, paved patio area with mature shrubbery and mature hedge for added privacy.

### Rear Garden

The rear garden is fully enclosed and has been landscaped with low maintenance in mind. Features include decking/ seating area, decked pathway to rear gate, shingle area, raised planting and shed.

### Location

Nestled in the sought after area of Romsey, Waverley Close presents an exceptional opportunity for families and professionals alike.

Enjoy the convenience of nearby shops, restaurants, and leisure facilities, all within easy reach. Families will appreciate the proximity to highly regarded schools, ensuring a quality education for children of all ages. Commuting is a breeze with excellent transport links providing swift access to surrounding towns and cities.

Experience the ideal blend of suburban tranquillity and urban accessibility at Waverley Close.















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)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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