



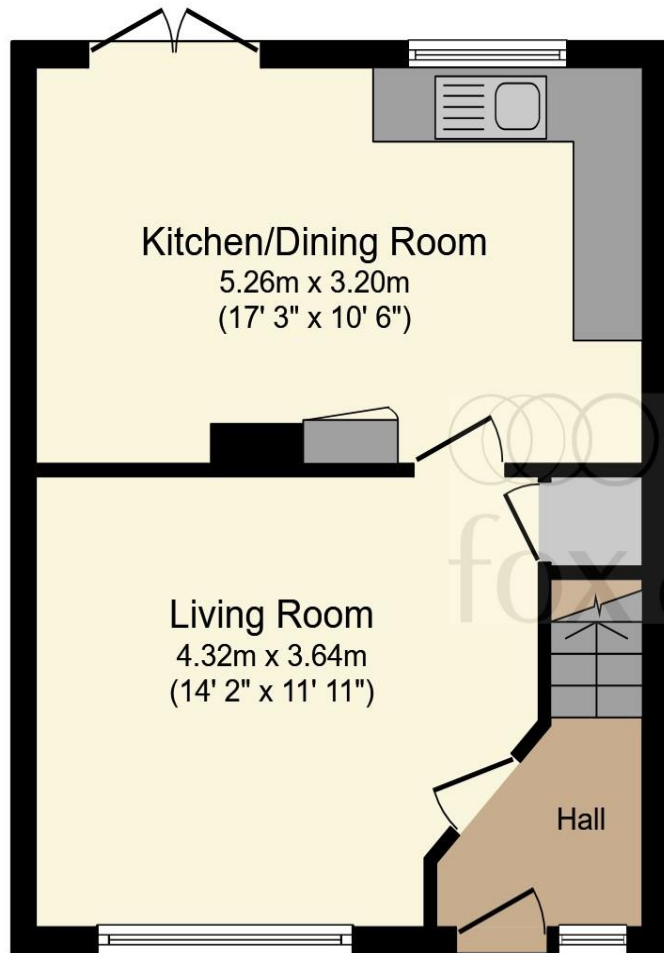
Sutherland Close, Romsey SO51 7TH

Welcome to -

Sutherland Close, Romsey

Fox & Sons are excited to welcome to the Market, this excellent FAMILY HOME situated in a highly-desired development of Woodley, Romsey. This immaculate THREE BEDROOM HOME offers social yet flexible accommodation, 60 FOOT REAR GARDEN, KITCHEN/ DINING ROOM, THREE GENEROUS BEDROOMS, GARAGE and PARKING

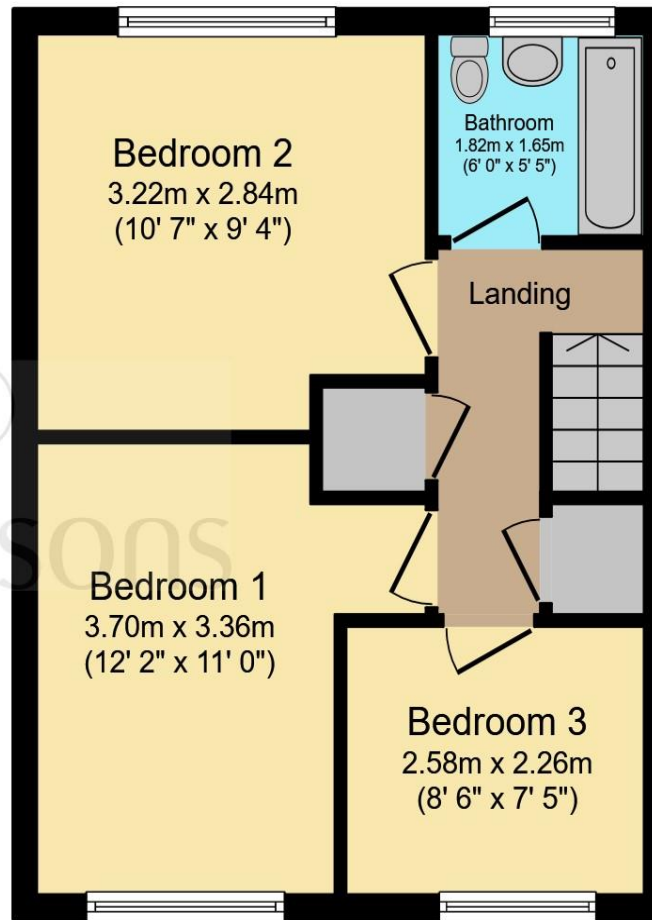




Ground Floor

Total floor area 73.0 sq.m. (786 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



First Floor

Front Garden

Entrance Hallway

Living Room

14' 3" Max x 12' Max (4.34m Max x 3.66m Max)

Kitchen/ Dining Room

17' 3" x 10' 6" (5.26m x 3.20m)

First Floor Landing

Bedroom One

11' 2" x 10' 6" Max (3.40m x 3.20m Max)

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Family Bathroom

Rear Garden

Garage

16' 9" x 8' 2" (5.11m x 2.49m)

Off-Road Parking

Welcome to-

Sutherland Close, Romsey

- OFF ROAD PARKING
- GARAGE
- KITCHEN/ DINING ROOM
- SEPARATE LIVING ROOM
- LARGE REAR GARDEN

Tenure: Freehold

EPC Rating: E

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY104260

see all our properties on zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk



Property Ref:
RMY104260 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01794 513085



Romsey@fox-and-sons.co.uk



2 Market Place, ROMSEY, Hampshire, SO51 8NB



fox-and-sons.co.uk