



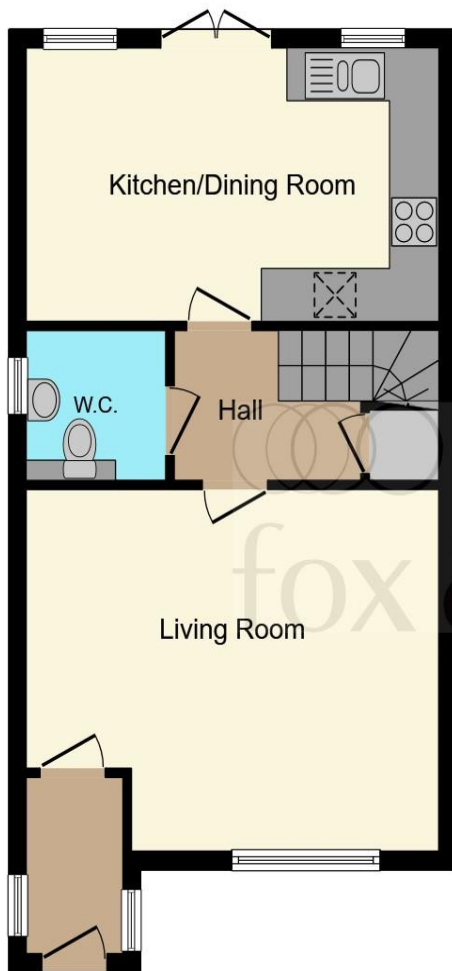
Hartswood, Mercer Way, Romsey, SO51 7PH

welcome to

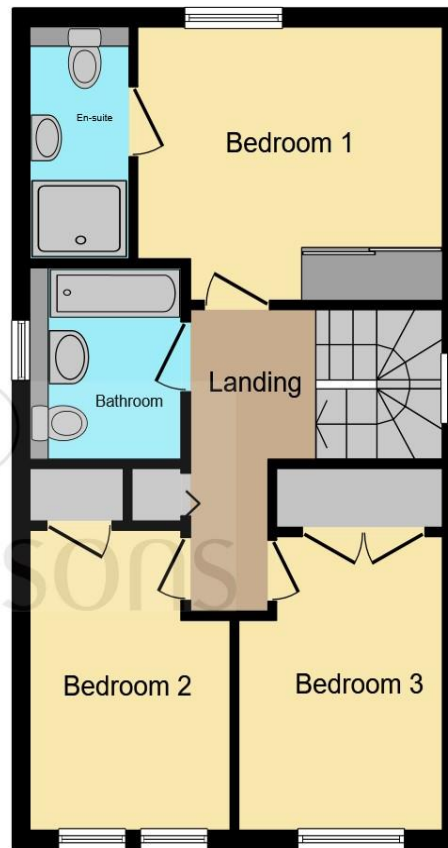
Hartswood, Mercer Way, Romsey

Fox and Sons Romsey are proud to bring to the market, this three bedroom detached house offered with no onward chain. Built in 2012, Modern throughout, downstairs WC, kitchen/diner, en-suite and great sized enclosed and private rear garden.





Ground Floor



First Floor

Total floor area 92.7 m² (998 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.

Hallway

Living Room

16' 5" max x 13' 10" max (5.00m max x 4.22m max)

Hall and Stairs

Downstairs WC

Kitchen/diner

16' 5" x 10' 2" (5.00m x 3.10m)

Bathroom

Master Bedroom

12' 2" max x 10' 5" max (3.71m max x 3.17m max)

En-suite

Bedroom 2

10' 8" max x 7' 9" max (3.25m max x 2.36m max)

Bedroom 3

10' 8" max x 7' 9" max (3.25m max x 2.36m max)

welcome to

Hartwood, Mercer Way, Romsey

- Offered With No Onward Chain.
- Detached Three Bedroom House.
- Private and Enclosed Rear Garden.
- Driveway Parking.
- En-suite to Master.

Tenure: Freehold EPC Rating: C

£399,995



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY104896



Property Ref:
RMY104896 - 0002

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.

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