

St Blaize Road, Romsey SO51 7JY



## welcome to

## **St Blaize Road, Romsey**

Fox & Sons Romsey are delighted to bring to the market this modernised family home in the popular location of St Blaize Road. Ideally located within commuting distance to local schools and a selection of local amenities, it is also short drive or walk into Romsey town centre.



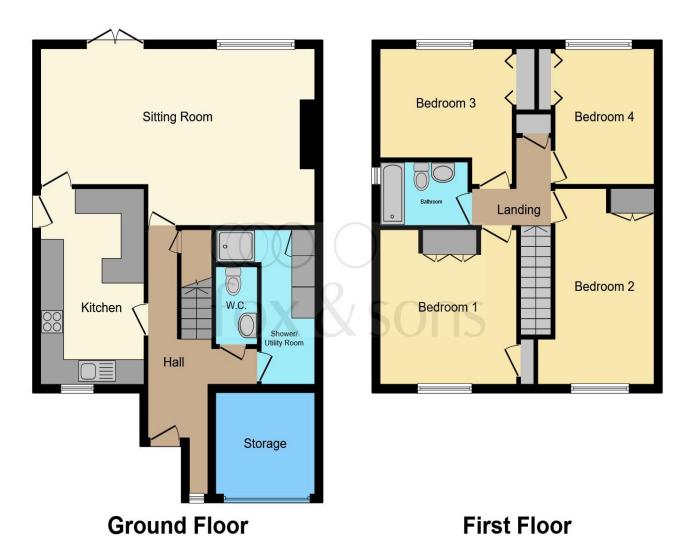












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Hall

### **Storage Area**

8' 3" x 7' 11" ( 2.51m x 2.41m )

#### Kitchen

9' 2" x 15' 9" ( 2.79m x 4.80m )

## **Sitting Room**

23' 8" max x 14' 1" max ( 7.21m max x 4.29m max )

## **Shower/ Utility Room**

6' max x 12' 4" max ( 1.83m max x 3.76m max )

W. C.

## Landing

#### **Bedroom One**

11' 11" max x 12' 6" max ( 3.63m max x 3.81m max )

### **Bedroom Two**

10' 2" max x 15' 5" max ( 3.10m max x 4.70m max )

### **Bedroom Three**

11' 6" max x 10' 10" max ( 3.51m max x 3.30m max )

### **Bedroom Four**

8' 6" max x 10' 10" max ( 2.59m max x 3.30m max )

#### **Bathroom**

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## St Blaize Road, Romsey

- Modernised detached four bedroom home.
- Larger than average garden due to being a corner plot.
- Utility room/ Shower room and Cloakroom.
- Driveway parking.
- Vendor suited.

Tenure: Freehold EPC Rating: D

# £525,000









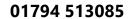
Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY105108



Property Ref: RMY105108 - 0004 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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