





# welcome to

# **Rosedale Avenue, Romsey**

Fox and Sons Romsey are proud to bring to the market, this two bedroom detached bungalow offered with no chain. Gated driveway parking, kitchen diner, conservatory, beautiful enclosed and private garden and two double bedrooms.















## Total floor area 96.9 sq.m. (1,043 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.

### **Porch**

### **Bedroom One**

10' 11" MAX x 12' 5" MAX (3.33m MAX x 3.78m MAX)

### **Bedroom Two**

10' 11" MAX x 12' 5" MAX (3.33m MAX x 3.78m MAX)

### **Bathroom**

# **Living Room**

10' 11" MAX x 13' 5" MAX (3.33m MAX x 4.09m MAX)

### Conservatory

13' 6" MAX x 8' 11" MAX (4.11m MAX x 2.72m MAX)

### **Kitchen/ Dining Room**

8' 11" MAX x 23' 1" MAX (2.72m MAX x 7.04m MAX)

#### Lean To

### welcome to

# Rosedale Avenue, Romsey

- \* NO LONGER GOING TO AUCTION\*
- Detached bungalow in Central Romsey
- Gated driveway parking
- Private rear enclosed garden
- Conservatory

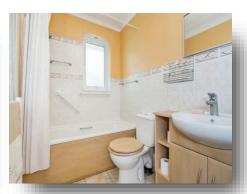
Tenure: Freehold EPC Rating: D

offers over

£380,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY104761

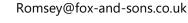


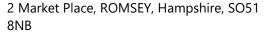
Property Ref: RMY104761 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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

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