

HUNTERS[®]

HERE TO GET *you* THERE



The Hundred

Romsey, SO51 8BX

Auction Guide £300,000



Council Tax: B



64 The Hundred

Romsey, SO51 8BX

Auction Guide £300,000



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

We invite you to the heart of Romsey and discover a gem of period charm and character. Originally constructed in the early 1860's this splendid one-bedroom cottage was redeveloped in 1976 and has since been lovingly renovated and maintained by the current owner. Whether you're seeking a pied-à-terre, Airbnb investment, downsizing, or starting your homeownership journey, this meticulously modernised home offers the perfect retreat. The owner's dedication shines through in every detail, ensuring a high standard of craftsmanship and no hidden work. The inviting sitting room boasts wooden flooring, log burner for cosy evenings, and original wooden beams, seamlessly leading to the recently upgraded kitchen. With wooden worktops echoing the home's era, stylish navy units, and a charming butler sink, this kitchen is a delight. Upstairs, a spacious double bedroom and a bathroom await, featuring a luxurious roll-top bath, herringbone tiling, and stylish fittings, offering comfort and elegance. Outside, the front garden is a picturesque sanctuary, enclosed by a stunning brick wall and wrought iron gate, complemented by matured gardens with an array of plantings. There is shared access to the rear of the property, only accessible to the three cottages. Prominently positioned on The Hundred in Romsey, close to local amenities, this property is a must-see, promising a

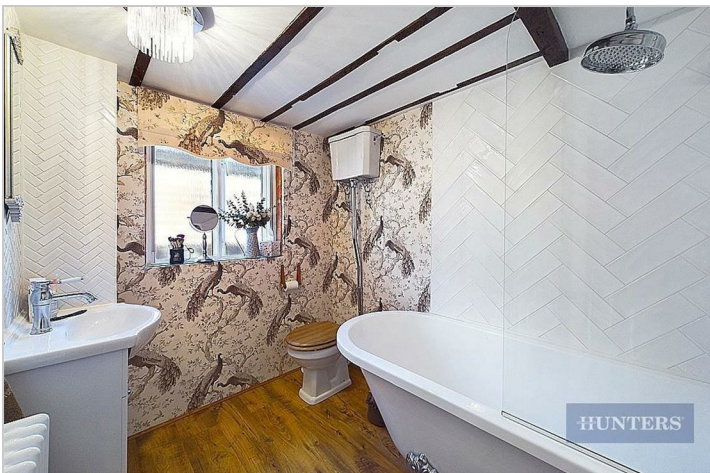
blend of historic charm, modern convenience, and a lifestyle opportunity not to be missed. Parking permits can be obtained from the council for £50 per car, per annum.

Romsey is a beautiful market town which has an array of amenities to offer, including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey railway station is on the Wessex main line giving access to London Waterloo. The no 66 bus is available from Romsey Bus Station which goes to Winchester bus station. The M27 can be accessed at Junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.

NOTE:

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Tel: 02380 987720



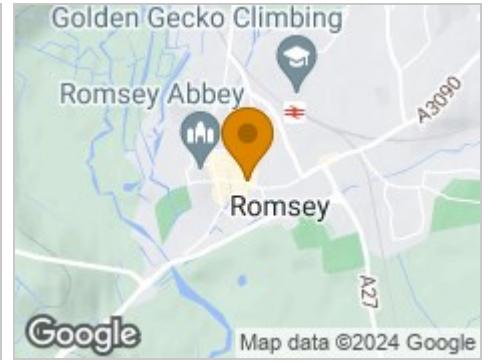
Road Map



Hybrid Map



Terrain Map



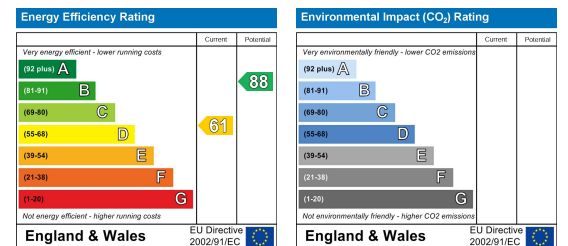
Floor Plan



Viewing

Please contact our Hunters Southampton Office on 02380 987720 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.