







3 Nelson Close | £395,000

Romsey, Hampshire, SO51 7DA

Henshaw Fox









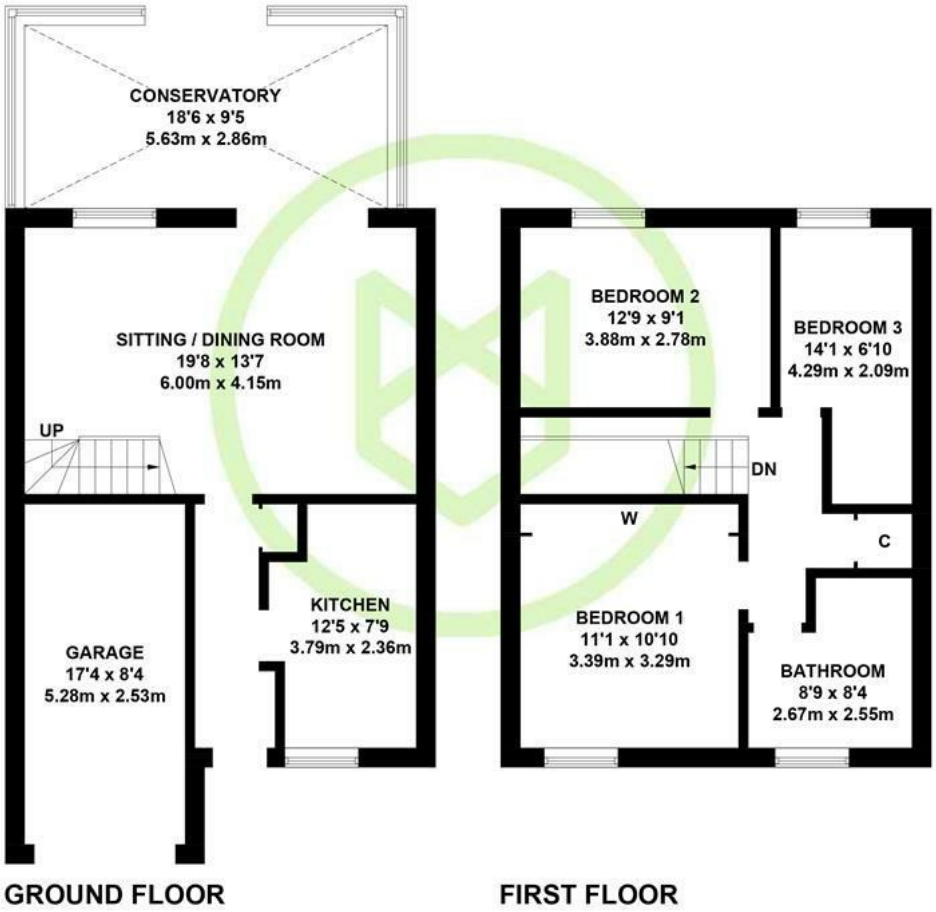




3 Nelson Close

Romsey, Hampshire, SO51 7DA

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 615 SQ FT / 57.1 SQ M
FIRST FLOOR = 532 SQ FT / 49.4 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 1289 SQ FT / 119.7 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1333704)

Summary

An extended and beautifully presented home, situated within a quiet closed road and conveniently positioned within walking distance of Romsey town centre and railway station. The accommodation comprises three bedrooms, a modern four-piece family bathroom, a spacious sitting room opening into a large conservatory and a contemporary kitchen. Outside, the property benefits from a landscaped, low-maintenance rear garden with a pleasant south easterly aspect, driveway parking and an integral garage.

Features

- Extended and beautifully presented home
- Quiet closed road within walking distance of Romsey town centre and Romsey Railway Station
- Three bedrooms and a modern four-piece family bathroom
- Spacious sitting room opening into a conservatory overlooking the rear garden
- Contemporary kitchen
- Driveway parking and integral garage
- Low maintenance, south easterly facing rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation
The welcoming entrance hallway provides access to all principal rooms on the ground floor, as well as the integral garage. Located at the front of the home, the kitchen has been refitted with a contemporary range of cupboards and drawers. Integrated appliances include an oven with hob and extractor canopy over, there is space for further appliances. and a window overlooking the front of the property. The sitting room is a spacious and comfortable reception room, with doors opening into the conservatory. A wonderful addition to the living accommodation, the conservatory enjoys views across the rear garden, with doors providing direct access outside.

Stairs lead to the first-floor landing, which provides access to all three bedrooms and the family bathroom, together with a cupboard and loft space. Bedrooms one and two are both generous double rooms. Bedroom three is also a good-sized room and would serve equally well as a study or home office. The family bathroom has been refitted with a modern four-piece suite comprising a WC, wash basin, freestanding bath and walk-in shower, complemented by a heated towel rail.

Outside
The landscaped rear garden enjoys a pleasant south easterly aspect and has been designed with ease of maintenance in mind. Decking adjoins the rear of the home, complemented by am area of artificial lawn, a range of established borders and hedging. The garden is enclosed by wood-panel fencing, with a rear gate providing pedestrian access.

Location
Nelson Close is positioned within a level walk of Romsey town centre and its extensive amenities, including Waitrose, Aldi, Romsey Library, restaurants, bars, doctors' surgeries and dentists, as well as Romsey railway station. Bus stops can be found on either side of Winchester Road, a short walk from the property, offering routes to Romsey, Southampton and Winchester.

Sellers Position
Looking for forward purchase

Age
1990s

Tenure
Freehold

Heating
Gas central heating

Primary School
Romsey Primary School

Secondary School
The Romsey School

Council Tax
Band C - Test Valley Borough Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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