



7 Elm Tree Gardens | £500,000
Romsey, Hampshire, SO51 5SU





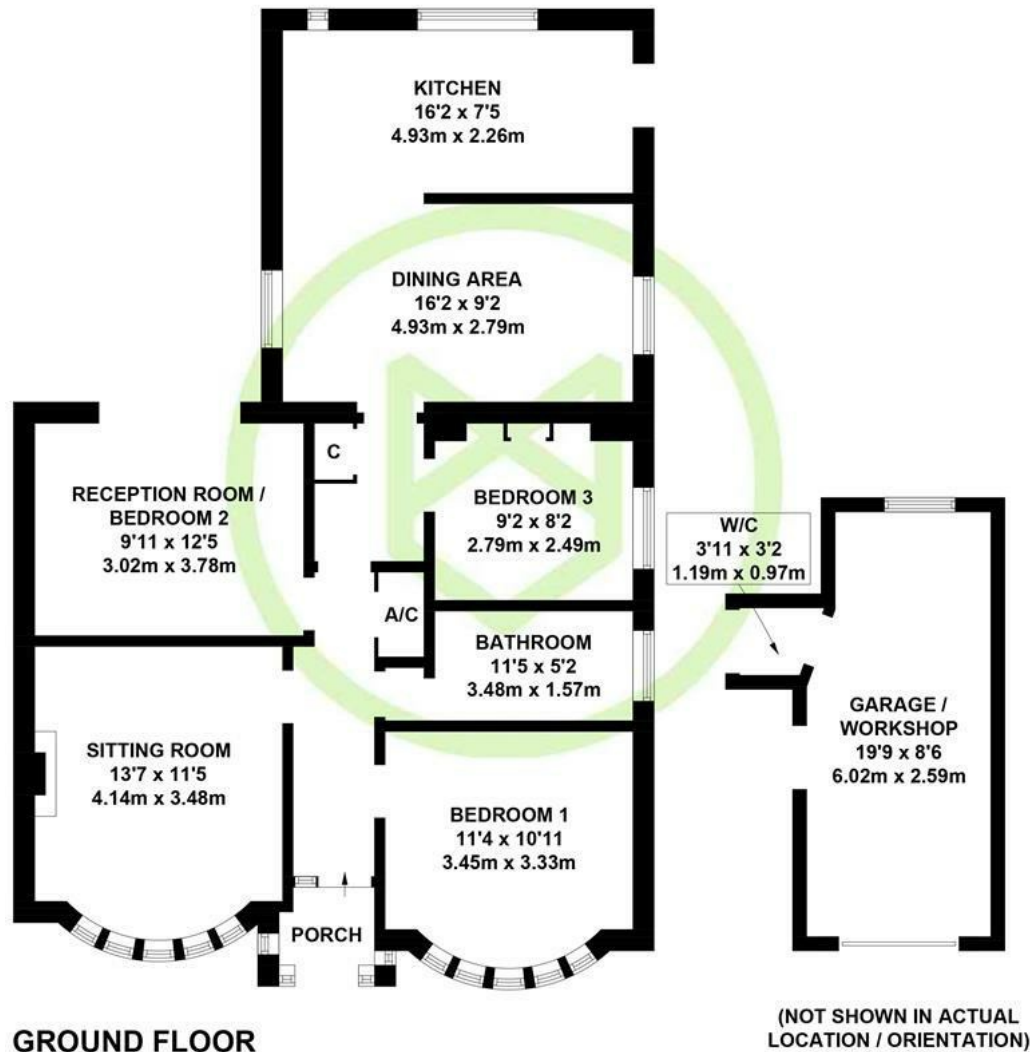
7 Elm Tree Gardens
Romsey, Hampshire, SO51 5SU

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Summary

Offered for sale with no forward chain, this detached bungalow occupies a generous plot and is pleasantly positioned within a quiet closed road and easy reach of excellent local amenities. The property offers potential for some modernisation and extension, subject to the necessary planning permissions. The accommodation comprises two/three bedrooms, a family bathroom, a sitting room and dining room opening into the kitchen. Outside, the large rear garden backs onto open fields, while additional benefits include a garage, outside WC and driveway parking.



APPROXIMATE GROSS INTERNAL AREA = 965 SQ FT / 89.7 SQ M
OUTBUILDING = 172 SQ FT / 16.0 SQ M
(INCLUDING GARAGE)
TOTAL = 1137 SQ FT / 105.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1331587)

Features

- Detached bungalow offered for sale with no forward chain
- A generous plot, with gardens backing onto fields
- Catchment for Halterworth Primary and The Mountbatten secondary school
- Potential for modernisation and extension, subject to planning permission
- Flexible two/three-bedroom accommodation
- Large rear garden backing onto open fields
- Summer house, greenhouse and garden shed
- Garage, outside WC and driveway parking

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation

The entrance hallway provides access to all principal rooms, as well as the loft space, airing cupboard and a further useful storage cupboard. Located at the front of the home, the sitting room is a cosy reception room featuring a bay window that overlooks the front garden. Adjacent to the sitting room is the principal bedroom, which also benefits from a bay window with a pleasant outlook over the front garden. A further reception room, most recently used as a bedroom, is a light and versatile space with large sliding doors opening directly onto the rear garden. The additional bedroom is a good-sized single room that could alternatively be used as a study or home office. The dining room enjoys a pleasant double aspect and opens into the kitchen, which is fitted with a range of cupboards and drawers, together with space for a selection of appliances. A large window overlooks the rear garden, while a door provides access to the side of the property. The bathroom is fitted with a white suite comprising a WC, wash basin and bath with shower attachment.

Outside

The rear garden measures approximately 120ft in length and enjoys views over fields. A paved area adjoins the rear of the bungalow, providing space for outdoor seating, while the remainder of the garden is predominantly laid to lawn with established hedging, shrubs and trees. The garden also contains a summer house, greenhouse and garden shed. A gate provides access to the front of the property.

Parking

A driveway parking leads to a garage.

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

Tenure

Freehold

Heating

Gas central heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - 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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