



2 Warren Gardens | £300,000
Romsey, Hampshire, SO51 7TR

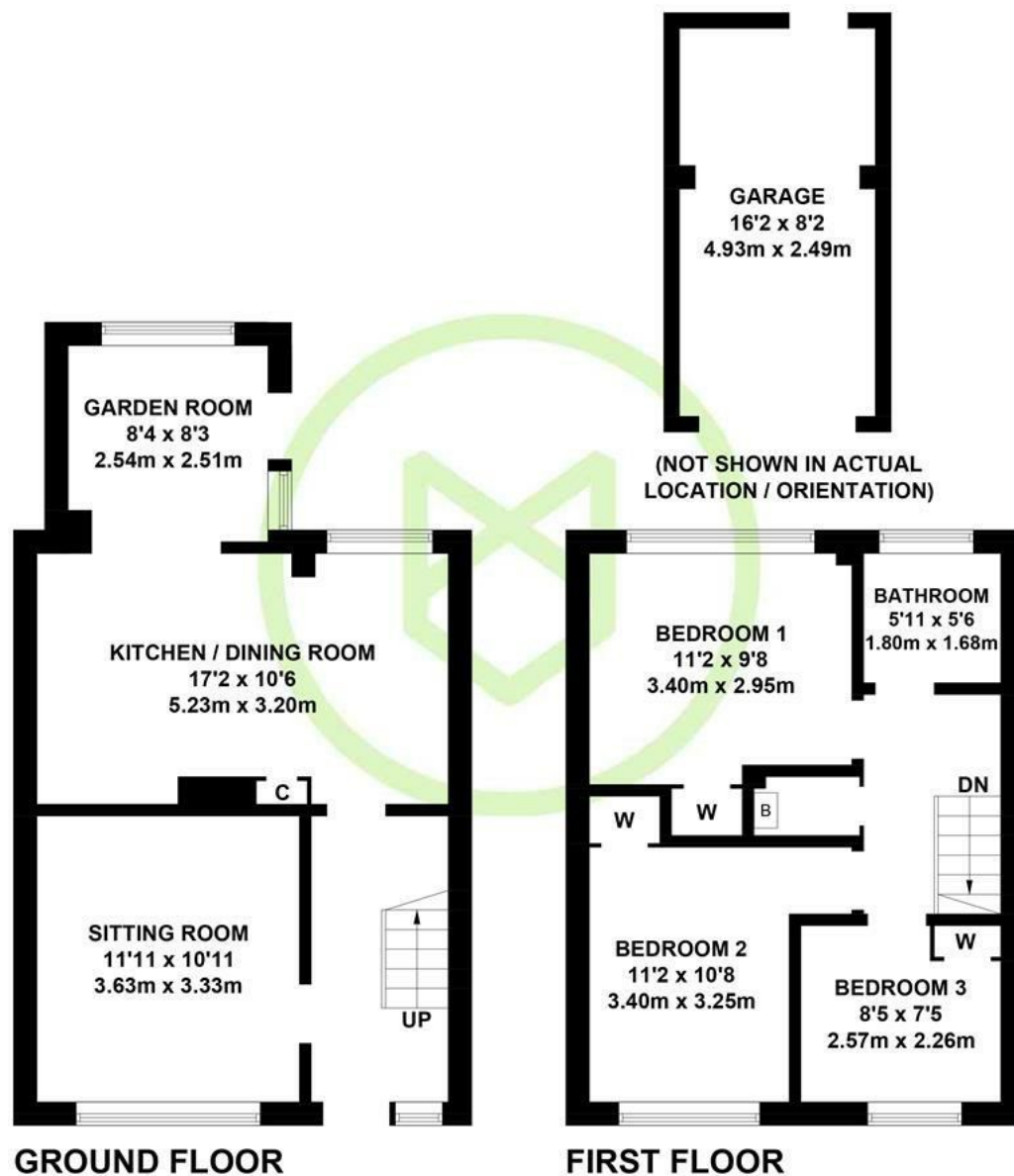
 Henshaw Fox



2 Warren Gardens
Romsey, Hampshire, SO51 7TR

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 468 SQ FT / 43.5 SQ M
 FIRST FLOOR = 395 SQ FT / 36.7 SQ M
 GARAGE = 133 SQ FT / 12.4 SQ M
 TOTAL = 996 SQ FT / 92.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1340575)

Summary

Offered with no forward chain, this extended home is pleasantly positioned in a quiet location on the outskirts of Romsey, within the popular area of Woodley. The property offers well-proportioned accommodation throughout, comprising three good-sized bedrooms, a family bathroom, spacious sitting room and an impressive extended, open-plan kitchen/dining room positioned to the rear of the home, opening into a garden room. Outside, the property benefits from a pleasant south-easterly facing rear garden, providing a good degree of privacy, together with parking leading to a garage at the rear.

Features

- Short walk from the local amenities including local shops, Woodley park and bus stops
- No forward chain
- Three bedrooms and a bathroom
- Sitting room
- Opening plan kitchen/dining room, opening to a garden room
- Garage and off street parking available

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

2, Warren Gardens, Romsey, Hampshire, SO51 7TR

Ground Floor

Upon entry to the house, a generous entrance hall provides access to the sitting room, the kitchen/dining room, and the stairs leading to the first floor landing. The sitting room is a spacious room with large window overlooking the front aspect. Positioned at the rear of the house, the extended and open-plan kitchen/dining room is a bright and airy space. The kitchen has ample wall and base storage units, plumbing for washing machine, and integrated oven, hob and extractor, and also a space for a fridge freezer. There is ample space for a dining table with chairs and an opening leads into the garden room, with a window overlooking the rear garden and single door opening to the garden.

First Floor

The first floor landing provides access to three bedrooms, the family bathroom and a useful storage cupboard housing the boiler. The principal bedroom is positioned to the rear of the property and is a generous double room, benefiting from a sliding wardrobe and pleasant views overlooking the rear garden. Bedroom two is another well-proportioned double bedroom, situated to the front of the house and also benefiting from a sliding wardrobe. Bedroom three is an ample single bedroom, making an ideal children's room, home office or study, and enjoys a front aspect along with built-in wardrobes providing useful storage. Completing the first floor is the family bathroom, which features attractive floor-to-ceiling tiling and is fitted with a shower over the bath, WC and wash basin.

Outside

The rear garden enjoys a pleasant south-easterly facing aspect and is well enclosed, with timber fencing to either side and a brick wall to the rear, providing a good degree of privacy. The garden features an adjoining patio area, ideal for outdoor seating and entertaining, together with a selection of mature shrubs adding greenery and character. A pathway leads through to the rear door of the garage, providing convenient access to the additional storage space and further pedestrian access gate.

Parking

There is off road parking and a garage

Location

The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Gas

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 publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), 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.

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band C

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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