



13 Fairview Close | £330,000
Romsey, Hampshire, SO51 7LS





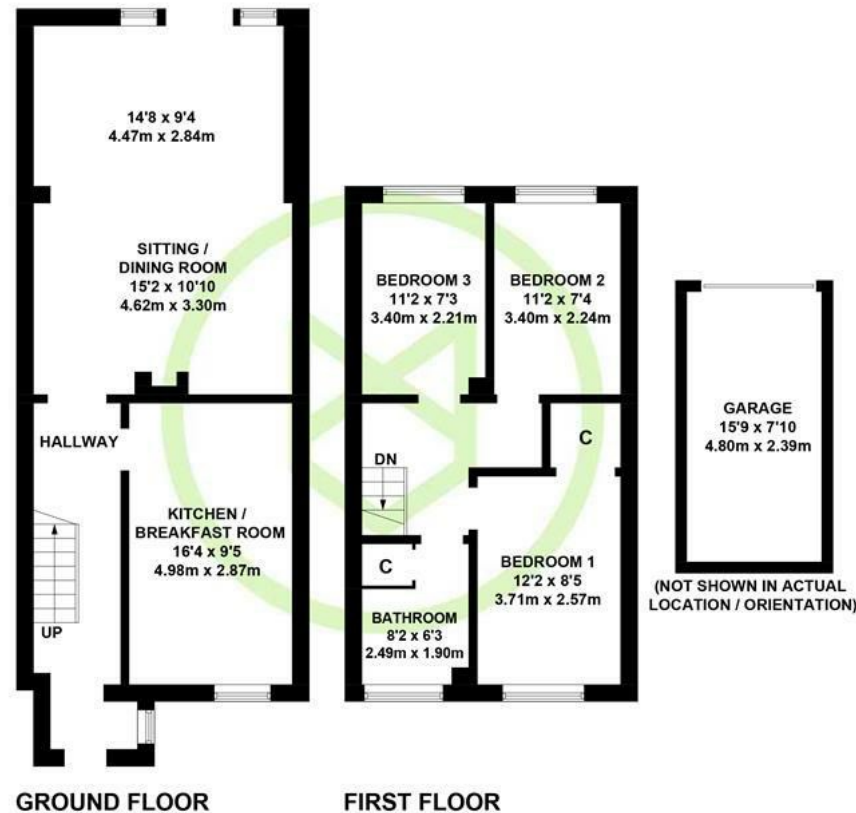
13 Fairview Close
Romsey, Hampshire, SO51 7LS

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Summary

A beautifully presented and thoughtfully extended terraced home set within a quiet close, offering generous and well-proportioned accommodation throughout. The property features three double bedrooms, a modern kitchen/breakfast room and an impressive extended sitting/dining room, complemented by a stylish family bathroom. Outside, the home benefits from attractive front and rear gardens, as well as a garage with private parking for one vehicle directly in front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 593 SQ FT / 55.1 SQ M
FIRST FLOOR = 423 SQ FT / 39.3 SQ M
GARAGE = 124 SQ FT / 11.5 SQ M
TOTAL = 1140 SQ FT / 105.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1257668)

Features

- An extended terrace house
- Immaculately presented throughout
- Three double bedrooms
- Spacious kitchen/breakfast room
- Garage with parking for one vehicle in front
- Positioned within a quiet close

EPC Rating

Energy Efficiency Rating
Current C
Potential C

13, Fairview Close, Romsey, Hampshire, SO51 7LS

Ground Floor

Upon entering the property, a welcoming entrance hall provides generous space for coats and shoes, with elegant double doors leading through to both the modern kitchen/breakfast room and the impressive extended sitting/dining area, as well as stairs rising to the first-floor landing. The kitchen/breakfast room, positioned at the front of the home, offers room for a small dining table and features stylish tiling, space for fridge/freezer, plumbing for washing machine, dishwasher and dryer provisions. There are contemporary built-in appliances such as an oven and hob with extractor. To the rear, the beautifully extended sitting/dining area creates an expansive and versatile living space, enhanced by double doors opening onto the garden and two light tunnels that flood the room with natural light.

First Floor

The spacious first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double benefiting from a large fitted wardrobe, while bedrooms two and three also offer comfortable double accommodation. The well-appointed family bathroom includes a shower over the bath, WC, wash basin, heated towel rail and a useful built-in storage cupboard, completing this thoughtfully arranged upper level.

Outside

The front garden offers exceptional privacy and a welcoming first impression, featuring a generous adjoining patio ideal for outdoor seating or entertaining. This leads onto a neatly maintained lawn, framed by attractive brick and fence boundaries. Enjoying a desirable south-west facing aspect, the space is perfectly positioned to capture the sun throughout the afternoon and into the evening. The rear garden includes a shingled area by the house, a lawn, and a shingled path leading to a pedestrian walkway. It also enjoys an open outlook over green space.

Parking

Single garage with parking in front for one vehicle. Further on street parking available

Location

Fairview Close 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 and Southampton (W1) and Winchester (66). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and newsagents. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

Heating

Gas

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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