



4 Chavy Water | £485,000
Romsey, Hampshire, SO51 8AJ

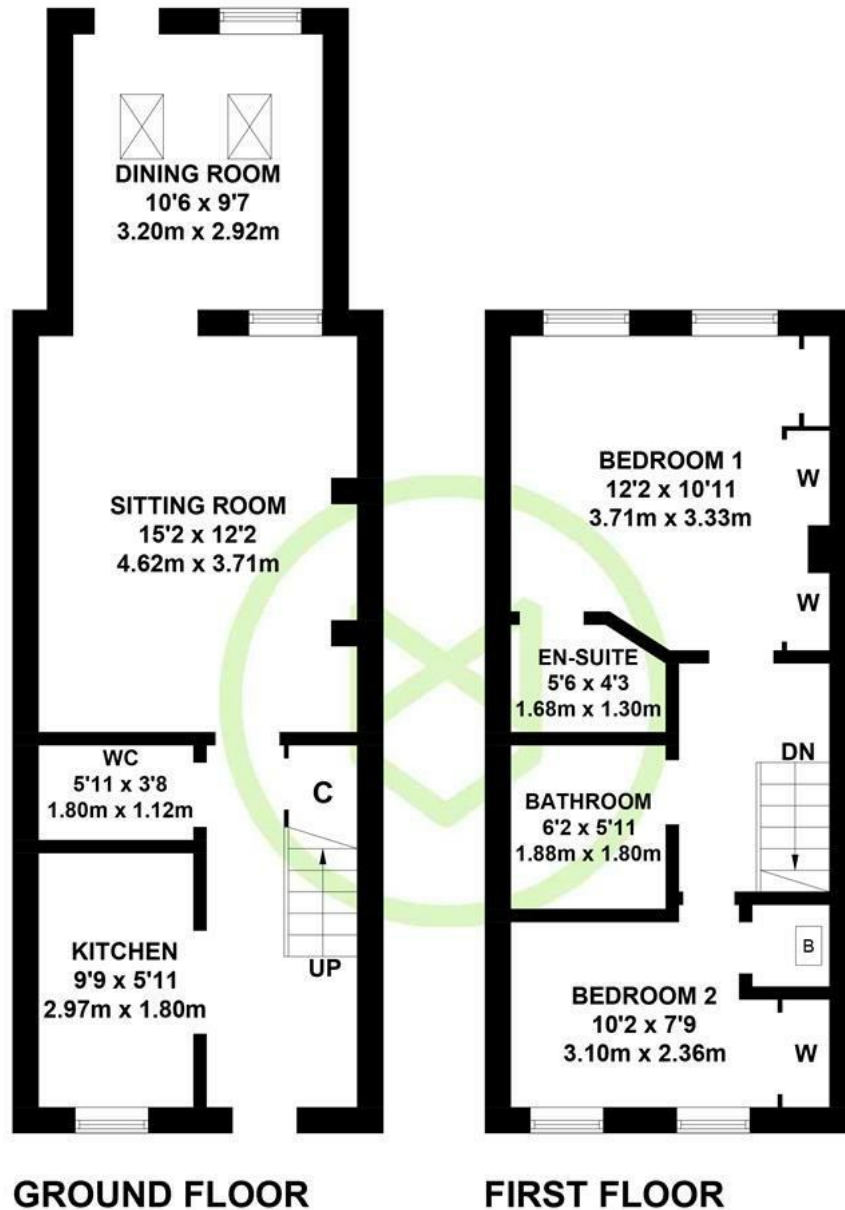
 Henshaw Fox



4 Chavy Water
Romsey, Hampshire, SO51 8AJ

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 466 SQ FT / 43.3 SQ M
 FIRST FLOOR = 356 SQ FT / 33.1 SQ M
 TOTAL = 822 SQ FT / 76.4 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1322017)

Summary

Situated in one of Romsey's most sought-after locations, just a short walk from the town centre, this beautifully presented and extended home offers stylish and well-proportioned accommodation throughout. The property features a contemporary fitted kitchen, a spacious sitting room, a separate dining room, and a convenient downstairs cloakroom. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a well-appointed family bathroom. Outside, the home enjoys a low-maintenance, south-easterly facing courtyard garden and the added benefit of off-road parking to the rear.

Features

- Positioned on Middlebridge Street, a short walk away from Romsey town centre
- Two double bedrooms
- Modern kitchen
- Extended living area with sky lights
- En-suite to principal bedroom, family bathroom and downstairs cloakroom
- Low maintenance south/easterly facing rear garden
- Allocated parking for one vehicles and visitor bays

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

The welcoming entrance hallway provides access to the sitting room, modern kitchen, downstairs WC, understairs storage, and stairs rising to the first floor. The stylish kitchen has been recently updated with a contemporary range of fitted wall and base units and benefits from integrated appliances including a fridge/freezer, oven with hob and extractor hood above, and a dishwasher, together with plumbing for a washing machine. The spacious sitting room features an attractive fireplace as a focal point and enjoys a charming stained-glass feature window overlooking the dining room, while a separate opening provides access between the two rooms. The dining room offers ample space for a table and chairs, features a vaulted ceiling with skylights, and has double doors opening onto the rear garden. Completing the ground floor, the cloakroom is fitted with a white suite comprising a WC and wash hand basin.

First Floor

The first-floor landing provides access to both bedrooms, the family bathroom, and the loft. Bedroom One is a spacious double room with two windows overlooking the rear garden, built-in wardrobes, and additional fitted storage. It also benefits from an modern en-suite shower room with fully tiled walls, fitted with a white suite comprising a WC, a wash hand basin with storage beneath, an enclosed shower cubicle, and a heated towel rail. Bedroom Two is another generously sized double room with two windows overlooking the front of the property, fitted wardrobes, and a useful cupboard above the stairs housing the Worcester Bosch combination boiler. Completing the first floor, the family bathroom is fitted with a white suite comprising a WC, a wash hand basin, and a bath with a shower attachment.

Outside

The low-maintenance, south-easterly facing courtyard garden has been thoughtfully designed for ease of upkeep, with a paved patio, well-established planted borders, and a useful storage shed. A rear gate provides convenient access to the allocated parking area.

Parking

Allocated parking is located to the rear of the home along with along visitors parking.

Location

Chavy Water is located on Middlebridge Street, a short walk to the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Tenure

Freehold

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.

Management Charge

Circa £45 per month

Heating

Gas

Council Tax

Test Valley - Band D

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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