



75 Nutshalling Avenue | £385,000
 Rownhams, Hampshire, SO16 8AY





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Summary

A beautifully presented link-detached home, located within the village of Rownhams, benefiting from spacious accommodation and a pleasant south westerly facing rear garden. The home comprises three bedrooms, family bathroom, sitting room, modern kitchen/dining room, utility room, ground floor WC, study, conservatory, garage and driveway parking.

Features

- A link detached home within a popular location
- Near to local amenities, including public houses, a local shop and bus stops
- Catchment for Rownhams Primary School and The Mountbatten Secondary School
- Three bedrooms and a family bathroom
- Sitting room, kitchen/dining room, utility room, ground floor WC, conservatory and study
- Garage and driveway
- South westerly facing rear garden



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 758 SQ FT / 70.4 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 380 SQ FT / 35.3 SQ M
TOTAL = 1138 SQ FT / 105.7 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1236096)

EPC Rating

Energy Efficiency Rating
Current TBC
Potential TBC

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Ground Floor

The entrance porch provides a handy space for shoes and coats, a door opens into the sitting room which has a feature fire place as the perfect focal point. Towards the rear of the home, the kitchen/dining room has a range of fitted cupboards and drawers, there is an integrated oven and spaces for further appliances. The dining area has space for a dining suite and leads into the conservatory, which provides pleasant views of the south westerly facing rear garden. A study provides an ideal space to work from home, doors open to the garden and a further door opens into a utility room which in turn leads to the garage and ground floor WC.

First Floor

The first floor landing provides access to the airing cupboard, the three bedrooms and the family bathroom. Bedroom one is a generous double room, that benefits from built in wardrobes, bedroom two is also a double room. Bedroom three is a good size single room. The family bathroom has been fitted with a modern white suite comprising WC, wash basin, bath with shower over and fitted shower screen.

Outside

The rear garden offers a pleasant south westerly aspect. Raised decking provides an ideal space for outdoor dining or seating, there is an area laid to lawn and further area laid to artificial lawn.

Parking

Driveway parking leads to the garage, which has an up and over door.

Location

Located in the popular and established community of Rownhams, Nutshalling Avenue is an enviable location with ease of access to the M27, Romsey and Southampton. Local amenities include local shops, pubs Romsey Golf Course and a David Lloyd Leisure Centre.

Sellers Position

Looking for forward purchase

Age

1970s

Tenure

Freehold

Heating

Gas central heating

Primary School

Rownhams 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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