



12 Meon Road | £425,000
Halterworth, Romsey, Hampshire, SO51 5PU





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Summary

An extended semi-detached home, quietly positioned within a peaceful closed road and enjoying a westerly facing rear garden, perfect for soaking up the afternoon and evening sun. The home is ideally located just a short walk from Halterworth Primary School and The Mountbatten secondary school. The accommodation comprises four well-proportioned bedrooms, a family bathroom, a comfortable sitting room, a kitchen/breakfast room, a dining room and study. Externally, there is driveway parking and a garage, providing practical convenience to complement the generous living space.



Features

- Extended semi detached home within catchment for Halterworth Primary and The Mountbatten Secondary School
- Four bedrooms and a family bathroom
- Sitting room, dining room and study
- Kitchen/breakfast room
- Westerly facing rear garden
- Driveway parking and garage
- Pleasant westerly facing rear garden

EPC Rating

Energy Efficiency Rating
Current D TBC
Potential C TBC

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 656 SQ FT / 61.0 SQ M
FIRST FLOOR = 555 SQ FT / 51.6 SQ M
OUTBUILDING = 221 SQ FT / 20.5 SQ M
TOTAL = 1432 SQ FT / 133.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1278527)

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Ground Floor

The hallway provides access to the sitting room, the kitchen/breakfast room and first floor via the stair case. The sitting room has a large window looking out the front garden and a door opens to the dining room, the fireplace provides the perfect focal point. The kitchen/breakfast room is fitted with a range of cupboard and drawers, a double oven and fitted hob. There is space for a range of appliances, including a fridge/freezer, dishwasher, washing machine and tumble dryer, a door opens to the side of the home and a further door leads into the dining room. The dining room overlooks and has doors opening to the garden, there is space for the dining suite and an opening into the study.

First Floor

The first floor landing provides access to the four bedrooms, the family bathroom, airing cupboard and loft space. Bedrooms one, two and three are double rooms, bedroom one benefits from fitted wardrobes. Bedroom four is good sized single room. The bathroom is fitted with suite comprising WC, wash basin and bath.

Outside

The rear garden offers a pleasant westerly aspect, a paved area adjoins the dining room, there is an area laid to lawn and a large raised vegetable bed. A pathway leads to the side of the home and to the driveway, a door opens to the garage and the store room behind.

Parking

Driveway parking leads to the garage.

Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

Sellers Position

Looking for forward purchase

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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