



43 Botley Road | £325,000
Romsey, Hampshire, SO51 5AG

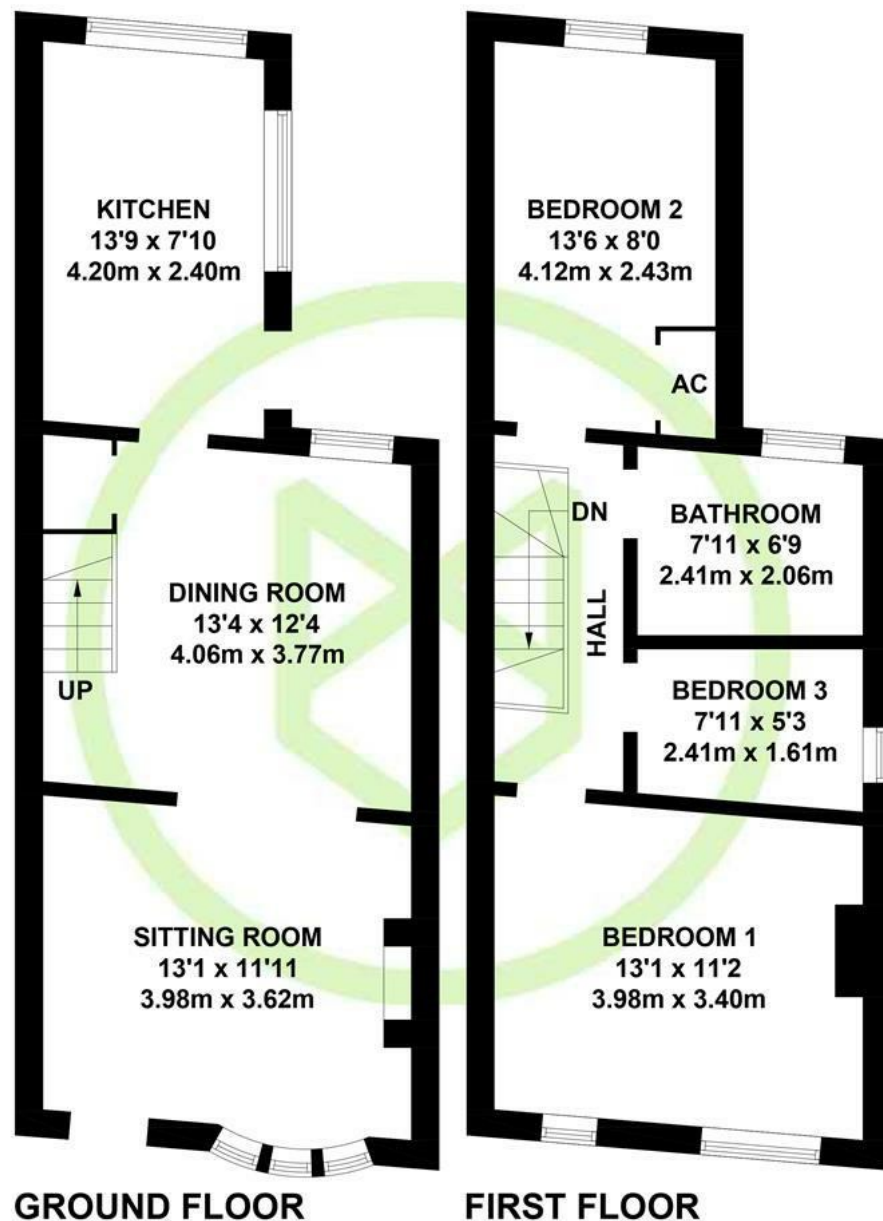




43 Botley Road
Romsey, Hampshire, SO51 5AG

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 427 SQ FT / 39.7 SQ M
 FIRST FLOOR = 425 SQ FT / 39.5 SQ M
 TOTAL = 852 SQ FT / 79.2 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1281991)

Summary

A charming Victorian semi-detached home, ideally positioned on a short, level walk from Romsey town centre and close to excellent local amenities. The accommodation comprises three bedrooms, a modern shower room, a sitting room opening into the dining room and a kitchen overlooking the westerly facing rear garden. On road parking is available to the front of the property on Botley Road.

Features

- On a short flat walk into Romsey town centre, with shops, cafés, and local amenities nearby
- Offered for sale with no forward chain
- Near to a local shop and bus stops
- Sitting room opening into dining room
- Kitchen overlooking the rear garden
- South westerly facing garden
- Three bedrooms and a shower room

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

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Ground Floor

The sitting room is a generous space that opens into the dining room, which provides ample room for a dining suite and benefits from useful under-stairs storage. The dining room leads through to the kitchen, which is fitted with a range of cupboards and drawers, with space for a variety of appliances. The kitchen enjoys a pleasant double aspect overlooking the rear garden and useful door opening to the adjoining patio.

First Floor

Stairs rise from the dining room to the first-floor landing, which provides access to three bedrooms and the shower room. Bedrooms one and two are comfortable double rooms, with bedroom two also housing the airing cupboard. Bedroom three is a single room that would equally lend itself well to use as a study. The shower room is fitted with a white suite comprising a WC, wash basin, heated towel rail and enclosed shower cubicle.

Outside

A south-westerly facing rear garden provides a pleasant outdoor space to enjoy the afternoon and evening sun. A paved terrace adjoins the rear of the property, ideal for outdoor seating and entertaining, leading onto an area laid to lawn and enclosed by panel fencing.

Parking

On road parking is provided on Botley Road

Tenure

Freehold

Location

Botley Road is within a flat level walk of approx. 0.7 mile to Romsey town centre, with its extensive amenities including Waitrose, Library, restaurants, bars, Doctors Surgeries, Dentists and Train Station. There are bus stops on the Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

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.

Sellers Position

No forward chain

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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