



17 Tarver Close | £275,000
Romsey, Hampshire, SO51 0BH

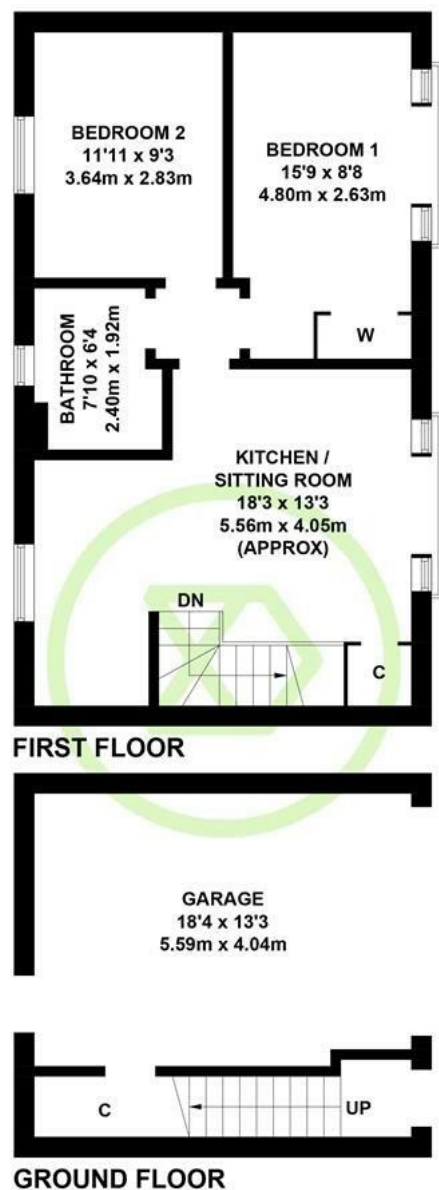




17 Tarver Close
Romsey, Hampshire, SO51 0BH

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 308 SQ FT / 28.6 SQ M
 FIRST FLOOR = 603 SQ FT / 56.0 SQ M
 TOTAL = 911 SQ FT / 84.6 SQ M
 (INCLUDING GARAGE)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1338660)

Summary

Offered with no onward chain, this well-proportioned coach house is ideally positioned within the popular Abbotswood development, conveniently located close to a range of local amenities and the nearby Nature Reserve. The property offers well-presented and versatile accommodation comprising two generous double bedrooms, a family bathroom and a bright and spacious open-plan living area, creating a sociable and practical space for everyday living. Outside, the property benefits from a private paved garden, providing a pleasant space for outdoor seating and entertaining, together with a spacious garage and generous parking directly in front, offering excellent convenience and storage. Some of the photos have been staged using AI

Features

- Offered with no onward chain
- Well-proportioned coach house
- Two double bedrooms
- Open plan living area with Juliet balcony
- Benefitting from a private garden
- Spacious garage and large parking space directly in front
- Located within the sought after Abbotswood development
- Some of the photos have been staged using AI

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

17, Tarver Close, Romsey, Hampshire, SO51 0BH

Entrance

Private entrance allows access to stairs rising to the accommodation on the first floor.

Accommodation

Upon entering the property, a private entrance door opens to a welcoming hallway with stairs rising to the first floor, where you are greeted by a bright and spacious open-plan living area incorporating the kitchen, dining and sitting spaces. The room benefits from double doors opening onto a Juliet balcony overlooking the front aspect, together with a useful storage cupboard. The kitchen is fitted with Karndean a range of contemporary off white wall and base units and a comprehensive selection of integrated appliances, including fridge/freezer, dishwasher, washer/dryer, oven, hob and extractor fan. An inner hallway provides access to both bedrooms and the family bathroom, with the principal bedroom offering generous proportions, built-in wardrobe storage and further double doors opening onto a Juliet balcony overlooking the front, while bedroom two is also a well-proportioned double enjoying a rear aspect. Completing the accommodation is the stylish family bathroom, featuring attractive tiling, shower over bath, WC, wash basin and heated towel rail.

Outside

Private paved garden with useful timber shed

Parking

Large parking bay to the front leading to generous garage. The garage also has a rear door, plumbing facility and storage cupboard

Location

Tarver Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon.

Tenure

Freehold

Sellers Position

No onward chain

Estate Charge

Circa £362 per annum

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.

Council Tax

Test Valley - Band B

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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