



11 The Vikings | £340,000
Romsey, Hampshire, SO51 5RG





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Summary

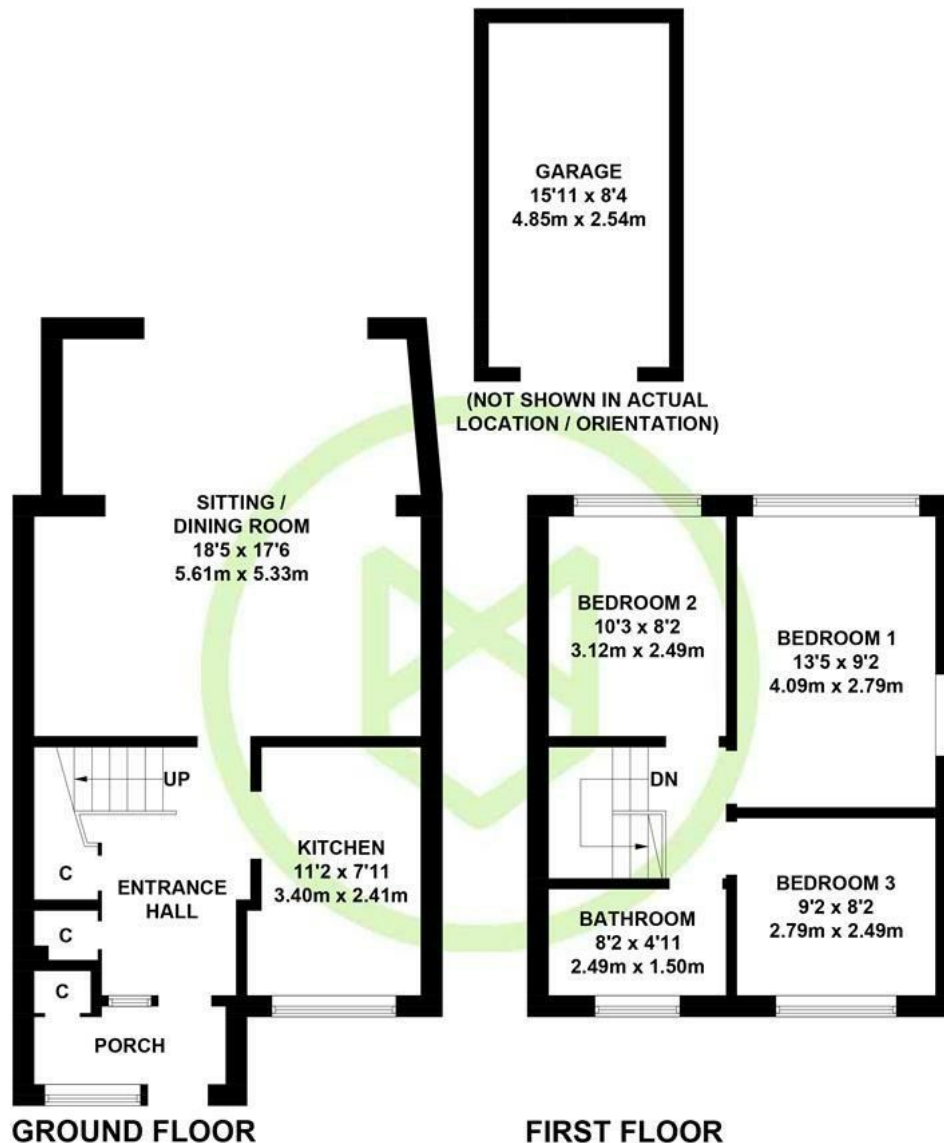
An immaculately presented three-bedroom semi-detached home, enviably positioned within one of Romsey's most sought-after residential locations. Enjoying a peaceful setting away from passing traffic and approached via a quiet pedestrian pathway, the property has been thoughtfully updated and enhanced to suit modern family living. The well-proportioned accommodation comprises three generous double bedrooms, a family bathroom, fitted kitchen, welcoming entrance hall, and a superb extended open-plan sitting/dining room featuring bi-fold doors opening onto a private rear garden. Further benefits include a garage and allocated off-road parking situated to the rear of the property.

Features

- Extended semi-detached house
- Three double bedrooms
- Open plan sitting/dining area with bi-fold doors opening to the rear garden
- Located within the sought after district of Halterworth
- Garage and off road parking space
- Secluded rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 566 SQ FT / 52.6 SQ M
FIRST FLOOR = 396 SQ FT / 36.8 SQ M
GARAGE = 133 SQ FT / 12.4 SQ M
TOTAL = 1095 SQ FT / 101.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1308134)

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Ground Floor

The property is entered via a welcoming entrance porch, which in turn opens into the central hallway. From here, there is access to all principal ground-floor accommodation, together with the staircase rising to the first floor. Positioned to the front of the property, the kitchen is well equipped with a comprehensive range of fitted wall and base units, complemented by work surfaces and integrated cooking facilities, including an electric oven and electric hob with extractor hood above. There is also provision for a washing machine, dishwasher and freestanding fridge/freezer, along with a stainless-steel sink and drainer. To the rear, the impressive sitting/dining room has been significantly enlarged, resulting in a superb open-plan living and entertaining space.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a particularly generous double room, benefiting from dual-aspect windows that flood the space with natural light, while bedroom two is another well-proportioned double enjoying pleasant views over the rear garden. Bedroom three is also a small double or perfect study space. Completing the first floor is the family bathroom, stylishly finished with floor-to-ceiling tiling and fitted with a panel-enclosed bath with shower over, wash hand basin, and low-level WC.

Outside

To the rear of the property, a delightful decked terrace is accessed via bi-fold doors, creating an ideal space for outdoor dining and entertaining. A couple of steps lead down to a low-maintenance shingled garden, attractively landscaped with established shrubs and enclosed by fencing to both sides. A rear gate provides convenient access to a short pathway leading directly to the garage.

Parking

On street parking and garage in a block behind

Location

The quiet, family district of Halterworth district 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 towns various amenities and simple transport to other major cities in the south. Halterworth offers a handy convenience store in the centre of the district and various green spaces including Tadburn Meadows Nature Reserve.

Tenure

Freehold

Sellers Position

Buying on

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.

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten Secondary School

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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