

Connells

Battenberg Close
Romsey

Battenberg Close
Romsey SO51 7AG

for sale
£430,000







Property Description

Built in 2021, this beautifully presented three double bedroom semi-detached home offers modern, spacious accommodation throughout and benefits from the remainder of a 10-year new homes warranty, with approximately five years remaining. Situated within a popular development with attractive green open spaces.

Entrance Hall

A welcoming entrance hall provides access to the ground floor accommodation and features fitted carpet, a useful built-in storage cupboard and staircase rising to the first floor, creating a practical and inviting first impression.

Cloakroom

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Conveniently positioned off the entrance hall, the cloakroom is fitted with a WC and hand wash basin, complemented by a radiator and an obscured double-glazed window to the front aspect, providing natural light

Lounge

A spacious and versatile reception room offering ample space for both relaxing and dining. The room benefits from fitted carpet, a TV point, a useful built-in cupboard currently utilised as a utility cupboard, a double-glazed window overlooking the rear garden and double doors opening directly onto the patio, creating an ideal space for entertaining and everyday family living.

Kitchen

The well-appointed kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfaces over. Integrated appliances include an electric oven, four-ring gas hob with extractor hood above, while a stainless steel sink with drainer and mixer tap sits beneath the double-glazed front aspect window. Additional features include locally tiled splashbacks and an Ideal combination boiler, which is serviced regularly.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom and benefits from fitted carpet together with loft access.

Bedroom One

A generous principal bedroom featuring fitted carpet and a double-glazed window overlooking the rear garden.

Bedroom Two

A comfortable double bedroom with fitted carpet and a double-glazed window to the

front aspect.

Bedroom Three

An ideal guest room, nursery or home office, complete with fitted carpet and a double-glazed window overlooking the rear garden.

Bathroom

The family bathroom is fitted with a panel enclosed bath, WC and hand wash basin. Finished with tiled walls and vinyl flooring, the room also benefits from an obscured double-glazed window to the front aspect.

Front Garden And Parking

To the front of the property is a pathway leading to the entrance door. The property further benefits from two allocated parking spaces, together with additional visitor parking available on a first-come, first-served basis.

Rear Garden

The enclosed rear garden has been designed for ease of maintenance with AstroTurf and a patio seating area, making it ideal for outdoor dining and entertaining. Surrounded by timber fencing and enjoying a good degree of privacy, the garden is not overlooked.

Location

Situated within a popular modern development in Romsey, Battenberg Close offers a convenient setting for a wide range of amenities. Romsey's bustling town centre provides an excellent selection of independent shops, cafés, restaurants and supermarkets, along with leisure facilities and highly regarded schools. The property also benefits from excellent transport connections, with Romsey railway station offering links to Southampton, Salisbury and beyond, while nearby road networks including the M27 and M3 provide easy access to the South Coast, Winchester and London.

Agents Notes

Council Tax Band: D.

EPC Rating: B.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







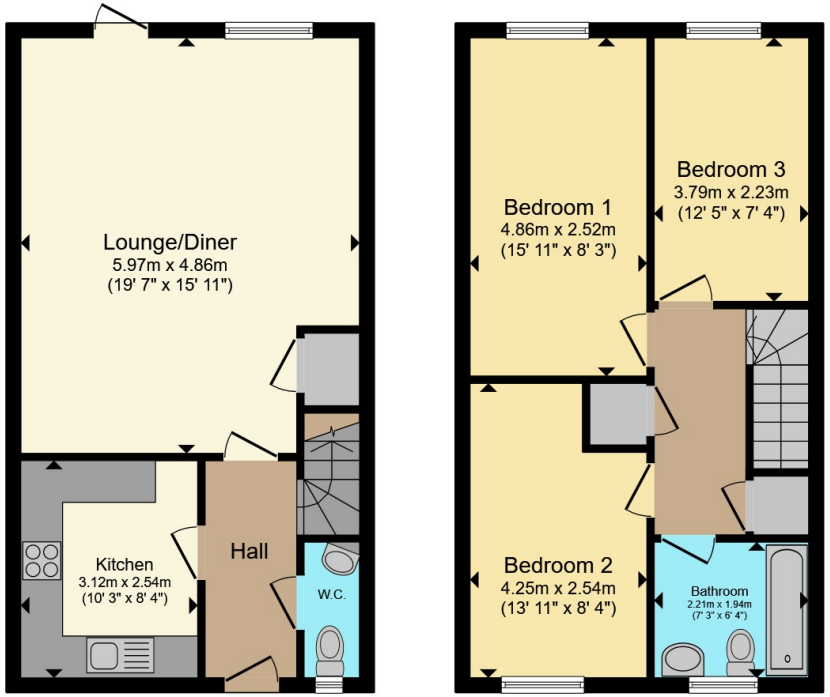












Ground Floor **First Floor**

Total floor area 89.3 m² (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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ROMSEY SO51 8GD

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

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