







4 Canal Close | £450,000

Romsey, Hampshire, SO51 7WE

Henshaw Fox









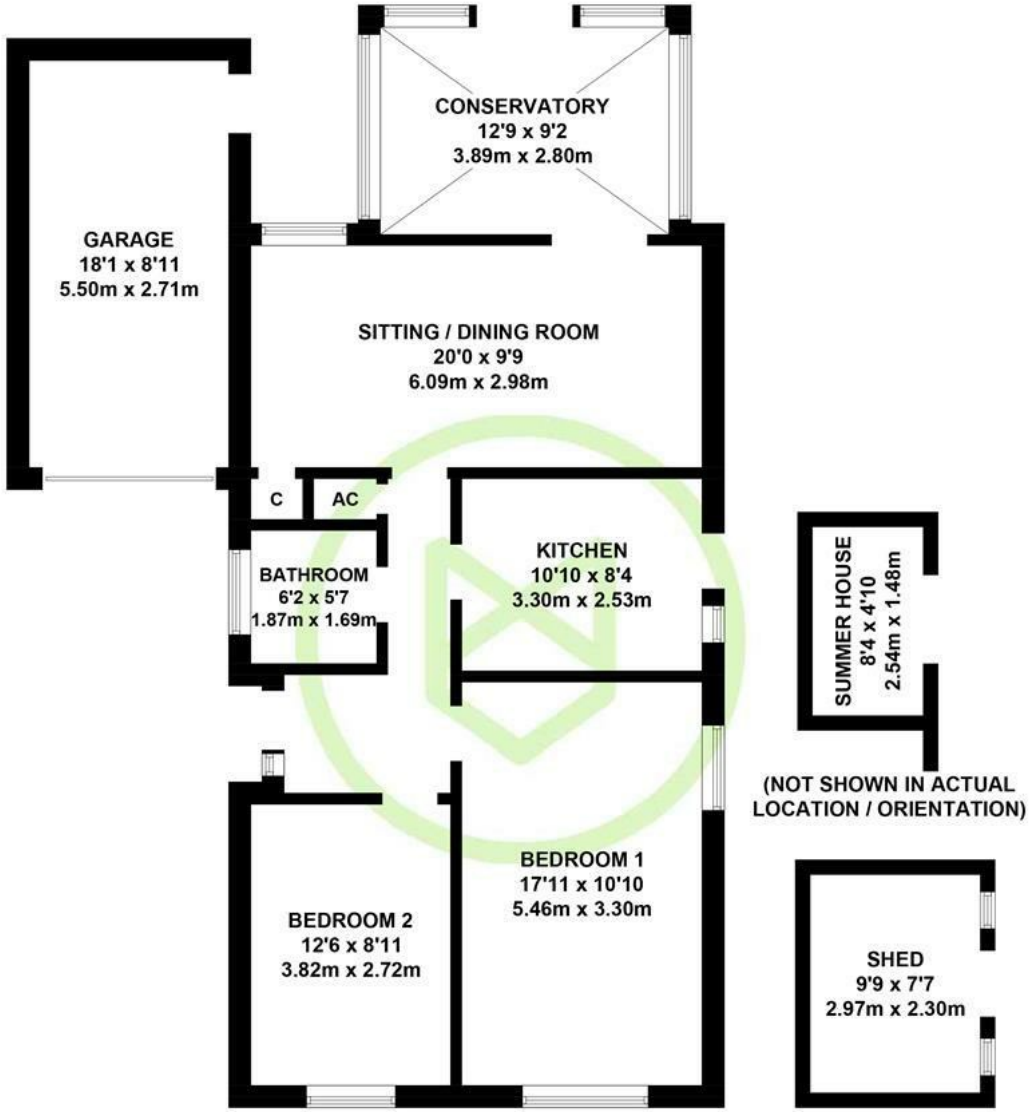




4 Canal Close

Romsey, Hampshire, SO51 7WE

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APPROXIMATE GROSS INTERNAL AREA = 860 SQ FT / 79.9 SQ M
OUTBUILDINGS = 274 SQ FT / 25.5 SQ M
TOTAL = 1134 SQ FT / 105.4 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1348700)

Summary

A beautifully presented link-detached bungalow, nestled within a quiet close and just a short, flat walk from Romsey Town centre via the canal path. The well appointed accommodation comprises two double bedrooms, a well equipped kitchen, a welcoming sitting/dining area, a conservatory and a shower room, all arranged on a single level for easy, comfortable living. Outside, the home enjoys a beautifully treated and enclosed south facing garden, offering a private and sunny setting in which to relax and entertain, together with a driveway leading to the garage.

Features

- Link-detached bungalow
- Two double bedrooms
- Sitting/dining area opening to conservatory
- South facing rear garden
- Driveway parking leading to garage
- Situated within a short flat walk of Romsey Town centre via the canal path

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Accommodation
Upon entry, a large and inviting entrance hall provides access to all rooms within the bungalow. The sitting/dining area is a great space, featuring a useful storage cupboard and an electric fire which serves as a real focal point, with a sliding door opening into the conservatory. Currently used as an additional seating area, the conservatory enjoys direct access to the garden. The kitchen is fitted with a selection of wall and base units, gas hob and mid-level oven, with plumbing for a washing machine and dishwasher and space for a fridge/freezer, along with a useful side door leading out to the side passage. The principal bedroom is a generous size and enjoys dual aspect windows, while bedroom two is also a double. The shower room is fully tiled from floor to ceiling and comprises a shower cubicle, WC, wash basin and heated towel rail.

Outside
The rear garden is well enclosed and enjoys a southerly aspect, making it a lovely spot to enjoy sun throughout the day. A large adjoining block paved patio provides an ideal space for outdoor seating and entertaining, leading onto a well-tended lawn. A summer house and large shed offer useful additional space, while the garden is flanked on both sides and to the rear by mature shrubs and flowers, creating a pretty and private setting. A side door provides access into the garage, along with useful side access leading out to the front.

Parking
Driveway parking leading to garage

Location
Canal Close is located on a short flat walk into Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Beautiful walks can be found in the nearby Fishlake Meadows, and further recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

Tenure
Freehold

Sellers Position
Buying on

Heating
Gas

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 D

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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