



46 Doris Bunting Road | £325,000
Romsey, Hampshire, SO51 0DJ





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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

An impeccably presented two-bedroom home situated within the highly sought-after Kings Chase development in Romsey which is offered with no onward chain. The ground floor accommodation comprises a modern kitchen located to the front, a convenient cloakroom with WC, and a spacious open-plan sitting/dining room to the rear with direct access out onto the garden. Upstairs, the property features two well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, bedroom two and a separate modern family bathroom. Outside, the property enjoys a well-maintained rear garden with a patio area, alongside allocated parking for two vehicles.

Features

- Immaculately presented house
- Two double bedrooms
- Family bathroom, en-suite shower room and downstairs cloakroom
- Open plan sitting/dining area with direct access to the rear garden
- Allocated parking for two vehicles
- Nestled on a quiet closed road, within the sought after Kings Chase development in Romsey

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 363 SQ FT / 33.7 SQ M
FIRST FLOOR = 359 SQ FT / 33.4 SQ M
TOTAL = 722 SQ FT / 67.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1324599)

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Ground Floor

Upon entering the property, the hallway leads to a front-facing kitchen fully equipped with a modern range of units and integrated appliances. A convenient downstairs cloakroom and a useful storage cupboard are situated off the hallway. To the rear of the property is the substantial sitting/dining room, providing a bright and versatile living area with stairs rising to the first floor and doors leading directly out to the rear garden patio.

First Floor

The first-floor landing provides access to both bedrooms, a useful linen cupboard and the main family bathroom. The principal bedroom is a spacious double room situated to the rear, benefiting from a private en-suite shower room and built in wardrobes. Bedroom two is another good-sized double bedroom positioned at the front of the home. The modern family bathroom features shower over bath, WC, wash basin and heated towel rail.

Outside

The rear garden is fully enclosed and predominantly laid to lawn, featuring a patio area adjoining the rear of the house

Parking

Allocated parking for two vehicles

Location

Kings Chase is a popular, modern development situated to the north-east of Romsey. The area offers convenient access to local amenities, including the nearby Co-Op store, Ganger Farm Sports Park, and scenic rural walks. Romsey town centre is easily reachable, offering a diverse selection of independent shops, eateries, and historic sites like Romsey Abbey. Excellent transport links are available via Romsey Railway Station, and the home falls within the popular Cupernham Infant & Junior School and Romsey Academy catchments.

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.

Estate Charge

£172.98 per annum

Heating

Gas

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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