



12 Stapleford Close | £300,000
Romsey, Hampshire, SO51 7HU

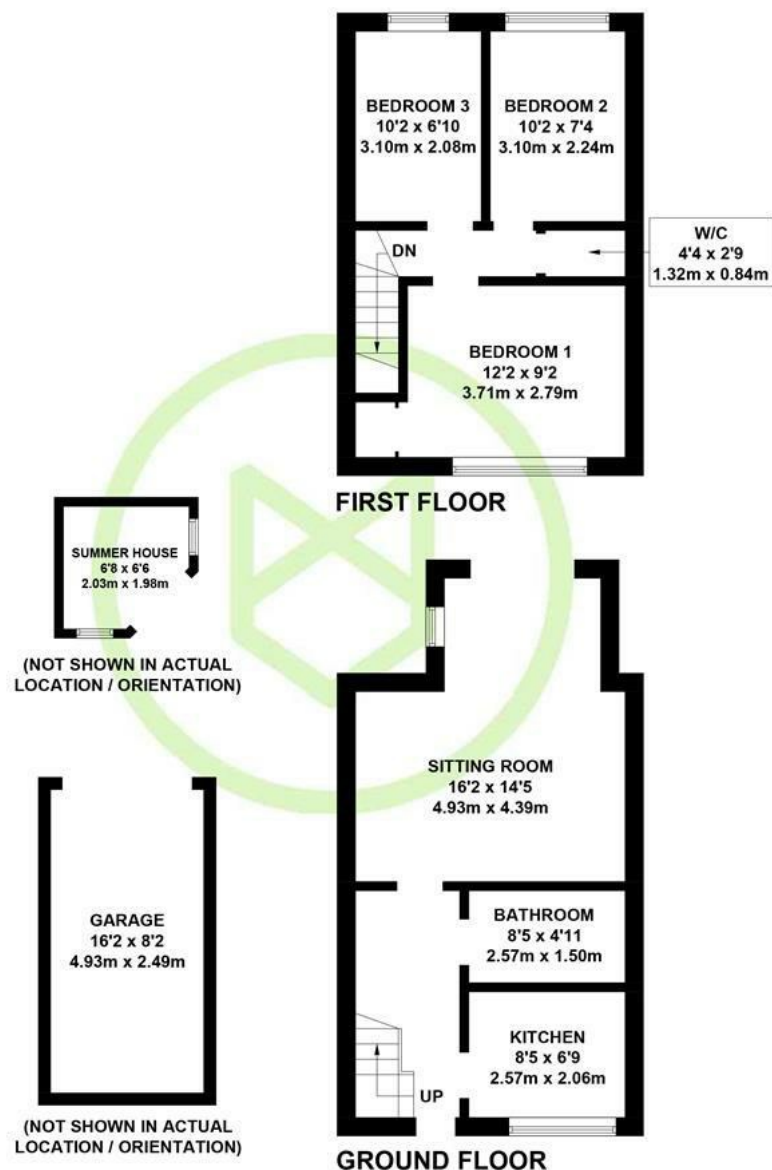




12 Stapleford Close
Romsey, Hampshire, SO51 7HU

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 380 SQ FT / 35.3 SQ M
 FIRST FLOOR = 329 SQ FT / 30.6 SQ M
 OUTBUILDINGS = 172 SQ FT / 16.0 SQ M
 TOTAL = 881 SQ FT / 81.9 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1130553)

Summary

An extended and beautifully presented home, situated within a quiet close in the popular district of Woodley, near to excellent local amenities and pleasant green areas. The home features three bedrooms, an extended sitting room, modern kitchen, bathroom and upstairs WC. Outside, the home has a pleasant front garden, well maintained rear garden and a garage. On street parking available.

Features

- Extended three bedroom house
- Beautifully presented throughout
- Catchment for Cupernham Infant and Junior School, and The Romsey Secondary School
- Short walk from the local amenities including local shops, Woodley park and bus stops
- Modern kitchen and bathroom
- Garage and on street parking available

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

12, Stapleford Close, Romsey, Hampshire, SO51 7HU

Ground Floor

Upon entry, the inviting entrance hall provides access for the kitchen, bathroom, sitting room and stairs leading to the first floor landing. Onlooking the front garden, the modern kitchen has a variety of wall and base storage units, inbuilt oven with hob and extractor above, plumbing for washing machine and space for under counter fridge. The family bathroom features stylish floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail. The extended sitting room is a spacious area with electric fire and door opening out to the rear garden.

First Floor

The first floor landing allows access for all three bedrooms and WC with wash basin. The principal bedroom is a generous double with useful alcove providing the perfect space for storage or wardrobe. Both bedroom two and three are good size rooms.

Outside

The rear garden has an adjoining patio providing perfect outdoor seating or entertainment space, area of lawn, useful summer house and rear pedestrian gate.

Parking

Garage and on street parking available

Location

The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

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.

Tenure

Freehold

Sellers Position

Looking for forward purchase

Heating

Gas central heating

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Band C - Test Valley Borough Council

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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