



10 Doswell Avenue | £375,000
Ampfield, Romsey, Hampshire, SO51 0DL





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





APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 421 SQ FT / 39.1 SQ M
FIRST FLOOR = 421 SQ FT / 39.1 SQ M
GARAGE = 191 SQ FT / 17.8 SQ M
TOTAL = 1033 SQ FT / 96.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1271607)

Summary

This well-presented semi-detached home is ideally situated within the popular Kings Chase development, just a short walk from attractive green spaces and the renowned Sir Harold Hillier Gardens. The property offers light and spacious accommodation arranged over two floors, comprising three bedrooms, an en-suite to the principal bedroom, a family bathroom, a sitting/dining room, kitchen/breakfast room and a downstairs cloakroom. Externally, the home benefits from a private rear garden, driveway parking and a garage.

Features

- Three bedroom semi-detached house
- Positioned on the sought after Kings Chase development in Romsey
- En-suite, family bathroom and downstairs cloakroom
- Driveway parking leading to garage
- Open plan sitting/dining area
- Kitchen/breakfast room

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor

The entrance hall leads to the kitchen/breakfast room, living/dining area, a storage cupboard, downstairs cloakroom and stairs to the first floor. The kitchen/breakfast room is positioned at the front of the property and features fitted wall and base units, space for breakfast table, fridge/freezer, washer/dryer dishwasher and oven with hob and extractor above. To the rear, the open-plan sitting/dining room benefits from under-stairs storage and double doors opening onto the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard. The principal bedroom is a spacious double and benefits from an en-suite shower room with shower cubicle, WC and wash basin. Bedroom two is a further double overlooking the front aspect, while bedroom three is a well-proportioned single room, ideal as a home office. The family bathroom is fitted with a bath, WC and wash basin.

Outside

The rear garden has an adjoining patio, providing ample seating or entertainment space. The remainder is mainly laid to lawn and stocked with a variety of shrubs. Useful pedestrian gate leads to the driveway.

Parking

Driveway parking for two vehicles leading to garage

Location

Kings Chase is a modern development to the north/east of Romsey, a short walk away from the renowned 'Sir Harold Hillier Gardens'. The development has an established community and benefits from some beautiful walks, 'Ganger Farm Sports Park' with excellent sports facilities, a nearby 'Co-Op' and other amenities.

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

£180 per annum

Tenure

Freehold

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

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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