



6 Hodinott Close | £315,000
Romsey, Hampshire, SO51 0BB





Henshaw Fox



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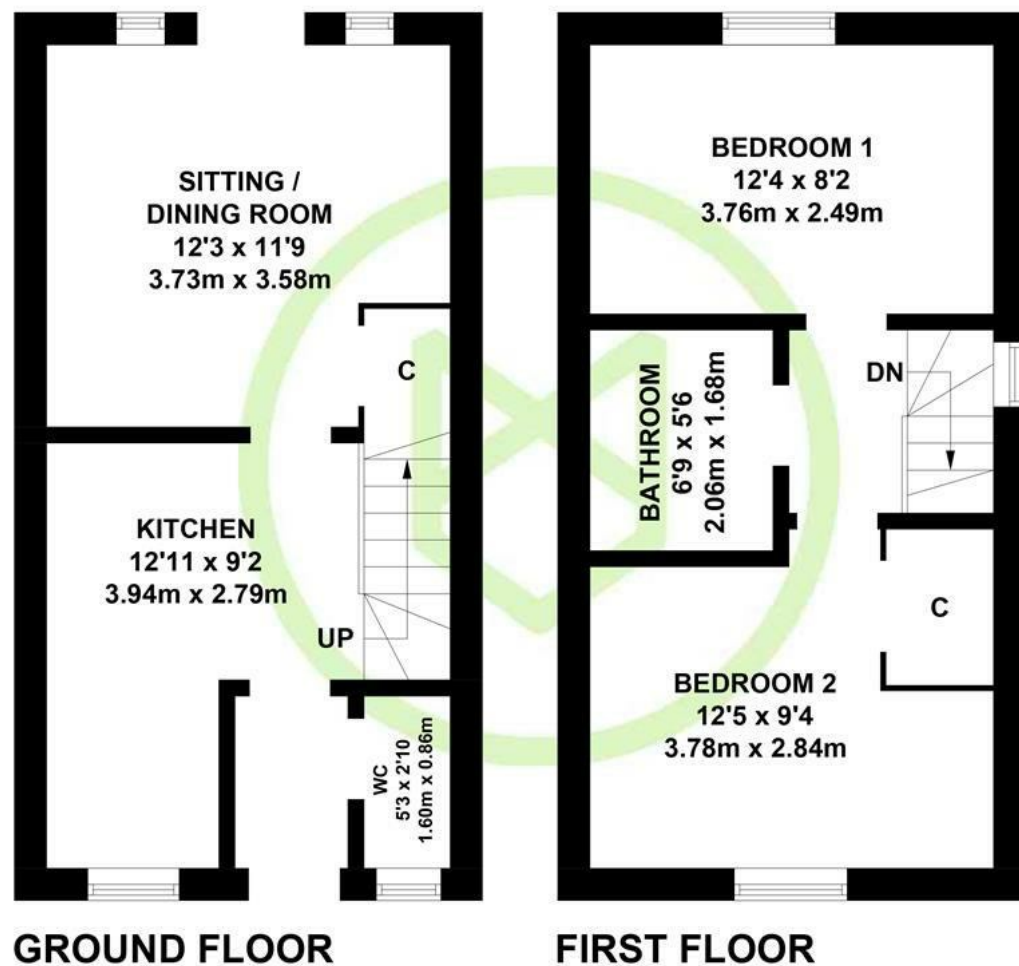


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6 Hodinott Close
Romsey, Hampshire, SO51 0BB

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 309 SQ FT / 28.7 SQ M
 FIRST FLOOR = 309 SQ FT / 28.7 SQ M
 TOTAL = 618 SQ FT / 57.4 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1263589)

Summary

An immaculate semi-detached home, quietly situated within the sought-after Abbotswood development in Romsey. The property offers two well-proportioned double bedrooms and a modern family bathroom, complemented by a kitchen, downstairs cloakroom and a bright, open-plan sitting/dining area. Outside, the home benefits from a pleasant rear garden and a driveway providing off-road parking for two vehicles adjacent to the property.

Features

- Immaculate semi-detached house
- Two double bedrooms
- Modern kitchen and bathroom
- Family bathroom and downstairs cloakroom
- Enclosed rear garden
- Driveway for two vehicles
- Quietly positioned on the sought after Abbotswood development in Romsey

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

Upon entry, the entrance hall provides access to the downstairs cloakroom, fitted with a WC and wash basin, the staircase leading to the first-floor landing, and opens through to the kitchen, with further access to the sitting/dining area positioned at the rear of the home. The kitchen is fitted with a range of modern wall and base units and includes space for a fridge/freezer, plumbing for both a washing machine and dishwasher, and a built-in oven with hob and extractor above, with a window overlooking the front aspect. To the rear, the sitting/dining area enjoys an abundance of natural light and features double doors opening directly onto the rear garden. Nearly new luxury vinyl flooring flows seamlessly throughout the entire ground floor, enhancing the home's contemporary feel.

First Floor

The first-floor landing provides access to both bedrooms and the family bathroom. The main bedroom is a spacious double and benefits from a useful built-in cupboard, while bedroom two is also a well-proportioned double overlooking the rear garden. The modern family bathroom is fitted with a bath with shower over, WC, wash basin and a heated towel rail.

Outside

The rear garden is fully enclosed and is predominantly laid to lawn, complemented by an adjoining patio area ideal for outdoor seating. The garden further benefits from a timber shed and a side gate providing convenient access to the driveway.

Parking

Driveway adjacent to the home for two vehicles

Location

Hodinott Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of resident's, this pleasant and very popular area includes park areas, a nature reserve, a local shop, community hall, community sports centre, takeaways and a café.

Tenure

Freehold

Sellers Position

Buying on

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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