



9 Meon Close | £485,000
Romsey, Hampshire, SO51 5PW





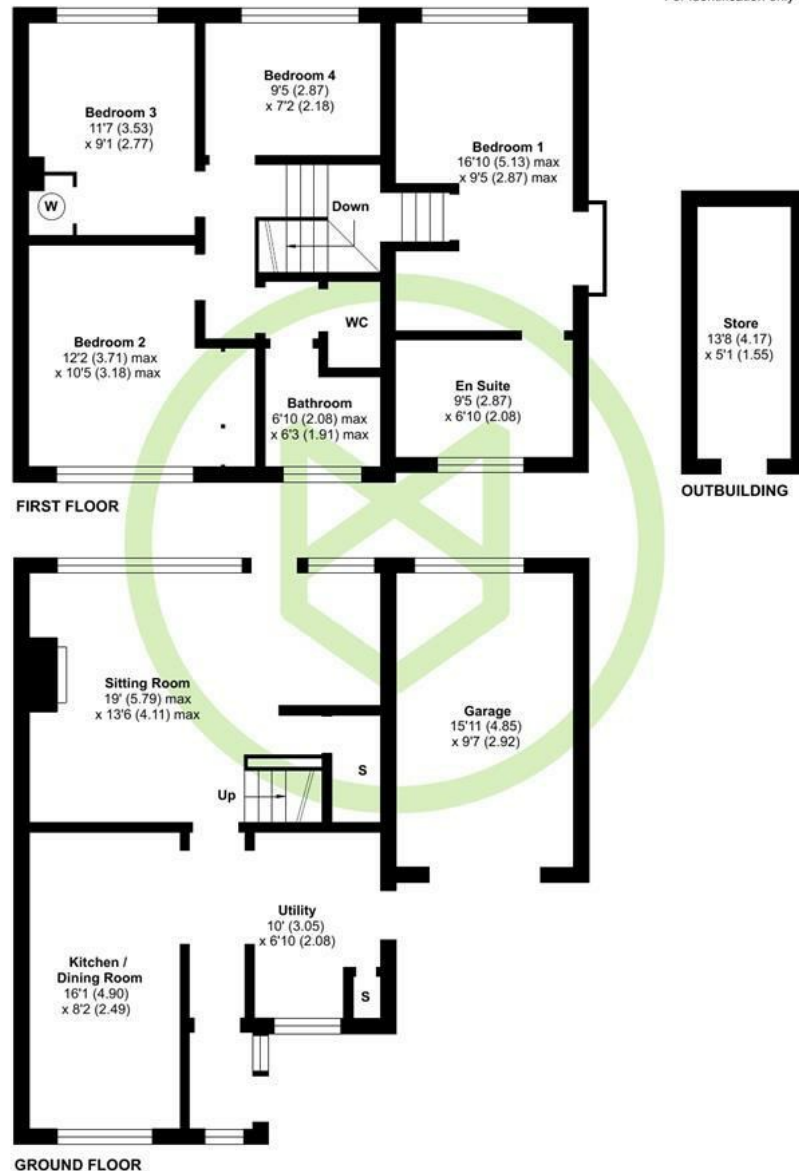
9 Meon Close
Romsey, Hampshire, SO51 5PW

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Ground Floor = 530 sq ft / 49 sq m
First Floor = 701 sq ft / 65 sq m
Garage = 152 sq ft / 14 sq m
Outbuilding = 69 sq ft / 6 sq m
Total = 1452 sq ft / 134 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henshaw Fox Ltd REF: 860231

Summary

An extended semi detached home, positioned on large corner plot and within catchment for Halterworth Primary and The Mountbatten School. The accommodation offers four bedrooms, ensuite bathroom and 'Juliette' balcony to bedroom one, family bathroom with separate wc, sitting room, kitchen/dining room, utility room, integral garage with potential to convert into further living space, gated driveway parking and generous gardens.

Features

- Extended home positioned on a large corner plot
- Four bedrooms, ensuite and family bathroom
- Sitting room, kitchen/dining room and utility room
- Within catchment for Halterworth Primary and The Mountbatten School
- Near to local amenities including a local shop, bus stops and Tadburn Meadows
- Gated driveway and garage
- Potential to add further living space by converting integral garage

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The entrance hallway provides access to all rooms on the ground floor. The modern kitchen/dining room has space for table and chairs, a range of fitted cupboards and drawers, built in oven, gas hob with extractor canopy over and integral dishwasher. The utility room has space for the washing machine, fitted cupboards and a door opening to the driveway. The sitting room has a fireplace providing the perfect focal point, access to understairs storage and a door leading to the rear garden.

First Floor

The first floor landing provides access to the four bedrooms, the family bathroom and loft space which is boarded, has power and lighting. Bedroom one is a generous double room, a 'Juliette' balcony overlooks the gardens. The ensuite has a corner bath with shower over, wash basin and WC. Bedrooms two and three are both double rooms, bedroom two has built in wardrobes and bedroom three houses the airing cupboard. Bedroom four is a good size single room. The bathroom is fitted with a wash basin, bath with shower over and fitted screen. The WC is accessed separately.

Outside

The gardens are a particular feature of the home, with the plot in its entirety measuring approximately 0.13 of an acre. The gardens are laid to lawn with established hedging and borders. There is an outbuilding for storage and a greenhouse.

Parking

The gated driveway provides parking for several vehicles. A garage has power and lighting and also the potential to be converted into further living space.

Location

The quiet, family district of Halterworth district is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth such as services 35 to Romsey, 66 to Winchester and W1 to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

Sellers Position

Looking for forward purchase

Age

1960s

Tenure

Freehold

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - 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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