



6, Romill Close, Southampton, SO18 3NE
Informal Tender £225,000

We are delighted to bring this character cottage to market for sale by informal tender, All offers to be received by the 30th of July by 12:00 noon. An opportunity to acquire a charming two-bedroom character cottage, rich in original features and now offering excellent potential for cosmetic and sympathetic refurbishment.

One of the property's standout features is the larger-than-average rear garden, complemented by a substantial self-contained timber cabin, providing versatile additional accommodation or workspace.

Vacant property offering no onward chain.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A 2 bedroom character cottage now in need of cosmetic refurbishment.

The property is accessed from the road, where a driveway provides an off road parking space. A solid timber door opens to an entrance porch.

Front Garden

Boundary wall to one side, pedestrian gate to one side of the property leads down to the rear garden.

Entrance Porch

Ceiling light point, electric meter and consumer unit. Natural light is provided by a wooden obscure single glazed window to the side aspect.

A four panel door with glazed inserts open to

Lounge 13'2" x 12'11" (4.02 x 3.94)

Smooth plastered ceiling, ceiling light point, a crittle glazed window to the front aspect with second glazing. Original floor boards, wall mounted 'Dimplex' heater, provision of power points.

The room centres on a wood burning stove. Low level storage cupboard to one side of the chimney breast recess.

From here a four panel door opens to a dining area.

Dining Area 10'7" x 9'9" (3.24 x 2.99)

Smooth plastered ceiling, ceiling light point, crittle single glazed window to the side aspect with secondary glazing, wall mounted 'Dimplex' panel heater, telephone point, provision of power points. Storage cupboards making use of the chimney breast recess. Ceramic glazed tiled flooring.

From here a solid panel sliding door opens to a rear lobby.

Rear Lobby

Textured ceiling, ceiling light point, ceramic glazed tiled flooring.

Staircase leading to the first floor landing.

Ground Floor Bathroom 6'9" x 5'4" (2.08 x 1.65)

Smooth plastered ceiling, ceiling light point, upvc obscure glazed window to the side aspect, ceramic glazed tiled flooring. Pedestal wash hand basin, low level wc, panelled bath with glass and chrome shower screen over and 'Triton' electric shower within.

Kitchen 12'6" x 7'2" (3.83 x 2.20)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface, inset stainless steel sink unit with bowl drainer and a mono bloc mixer tap, space for a tall fridge freezer, space and plumbing for an undercounter washing, space for a 'Rangemaster' cooker (gas and electric points provided). A solid door opens to a storage cupboard with shelving.

Smooth plastered ceiling, continuation of ceramic glazed tiled flooring, wall mounted boiler. UPVC window over looking the conservatory and a upvc glazed door opening to the conservatory.

Conservatory 8'7" x 10'4" (2.63 x 3.16)

Constructed of low level walling with upvc double glazing over,

with a polycarbonate roof. A pair of upvc double glazed patio doors open to the court yard garden.

Court Yard Garden

Principally laid to gravel with mature flower beds.

From here a pedestrian gate to the side leads to the second area of garden.

First Floor

The landing is accessed via a straight flight staircase from the rear lobby.

Smooth plastered ceiling, ceiling light point.

All doors are of a four panel design.

Bedroom 1 13'0" x 11'10" (3.97 x 3.62)

Smooth plastered ceiling, ceiling light point, crittle single glazed window to the front aspect with secondary glazing, wall mounted 'Dimplex' panel heater, provision of power points.

The room centres on a cast iron fireplace with 'Adam' style mantle, to one side of the chimney breast is a built in wardrobe providing hanging rail and shelf.

Bedroom 2 10'5" x 9'5" (3.20 x 2.76)

Smooth plastered ceiling, ceiling light point, access to the roof void, crittle single glazed window to the side aspect with secondary glazing, wall mounted heater, provision of power points and a television point.

The room centres on an original open fireplace. A four panel door to one side of the chimney breast recess provides hanging rail and shelving.

Rear Garden

The rear garden is a particular feature of this property is the rear garden with its ample size. Principally laid to gravel and paving and leads down the side of the cabin to a further area.

A large timber built summer house

Cabin la

The Cabin 22'11" x 11'3" (7.0 x 3.45)

Of timber built construction to the rear of the boundary.

Accessed via a upvc door, smooth plastered ceiling, eight LED downlighters, linoleum floor covering.

UPVC double glazed sliding door to the side of the cabin and upvc double glazed window to the other side.

With a self contained kitchen with low level base units, heat resistant worksurface over, inset stainless steel sink unit. Space for an undercounter appliance.

To the rear a ledge and brace door opens to an ensuite shower room.

A pair of doors open to a large airing cupboard housing a pressurised hot water cylinder with hanging rail over.

Ensuite Shower Room 6'9" x 6'2" (2.08 x 1.89)

Smooth plastered ceiling, two LED downlighters, extractor fan, obscure upvc double glazed window to the rear aspect, linoleum floor covering, pedestal wash hand basin, close coupled wc, shower enclosure with glass doors with thermostatic shower within, pedestal wash hand basin.

Council Tax Band C



| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |