







98 St. Blaize | £280,000

Romsey, Hampshire, SO51 7LW

Henshaw Fox









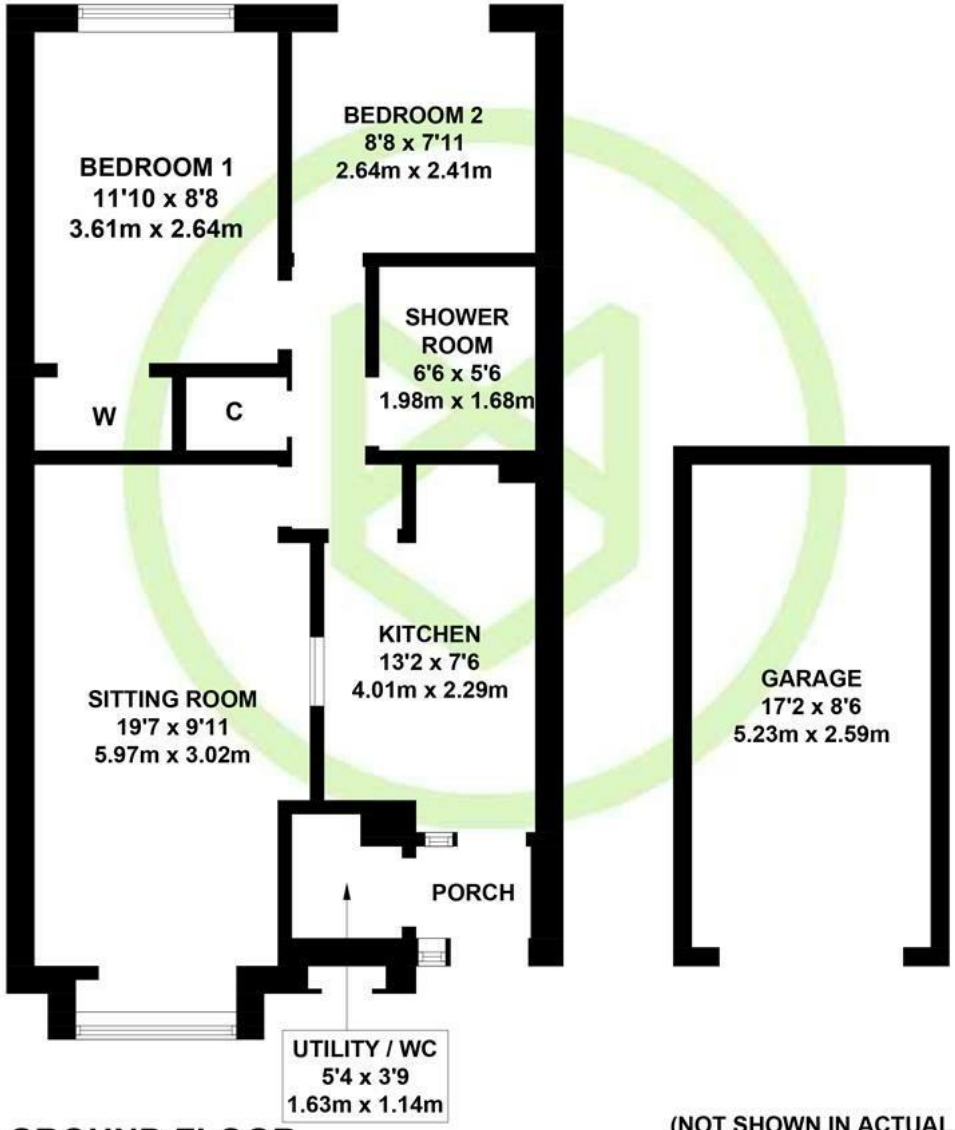




98 St. Blaize

Romsey, Hampshire, SO51 7LW

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



GROUND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 595 SQ FT / 55.3 SQ M
GARAGE / EXTERNAL CUPBOARD = 150 SQ FT / 13.9 SQ M
TOTAL = 745 SQ FT / 69.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1347853)

Summary

A beautifully presented bungalow, positioned on a peaceful closed road and offered for sale with no onward chain. The well planned accommodation comprises two bedrooms, a modern kitchen, a modern shower room and a bright open plan sitting/dining area, all arranged on a single level for easy, comfortable living. Outside, the home enjoys a south facing garden, backing onto trees, together with a garage located in a nearby block

Features

- Offered with no onward chain
- Bungalow
- Spacious sitting/dining area
- Modern kitchen and shower room
- Two bedrooms
- South facing garden
- Garage in a nearby block

EPC Rating

Energy Efficiency Rating
Current D
Potential A

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Accommodation
Upon entry, a useful porch provides access to the kitchen and a handy utility area. The modern kitchen is fitted with a good selection of wall and base storage units, a built-in oven with hob and extractor above, and space for a fridge/freezer. The inner hall provides access to the sitting/dining area, the shower room, both bedrooms and a storage cupboard. The open plan sitting/dining area is a bright and airy room, with a large front facing window offering pleasant views over the front. The modern shower room comprises a shower cubicle, WC and wash basin. The principal bedroom is a generous double, with hanging space and a window overlooking the garden. Bedroom two is a versatile room, working equally well as a single bedroom or an additional reception room, with a sliding door opening out to the rear garden.

Outside
The rear garden is well enclosed and enjoys a desirable south facing aspect, backing onto trees for a pleasant and natural outlook. A patio area provides an ideal space for outdoor seating and entertaining, while a path leads down to the bottom of the garden, passing areas of lawn along the way. An outbuilding offers useful dry storage, perfect for garden equipment and tools.

Parking
Single garage nearby. On street parking available

Location
The quiet, family area of St. Blaize Road is located on the easterly side of Romsey town. It sits approximately 1.2 miles from Romsey centre and also not far from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

Tenure
Freehold

Sellers Position
No onward chain

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.

Council Tax
Test Valley - Band B

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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