



Connells

The Horsefair
Romsey



Property Description

Situated in the very centre of Romsey, this delightful detached character property offers approximately 721 sq ft of well-presented accommodation, perfect for downsizers or investors.

The home is entered via a front door into a bright open-plan lounge/kitchen space featuring LVT flooring, an electric fireplace, two radiators and three sash-style windows to the front aspect. The kitchen is well-equipped with a range of wall, base and drawer units, work surfaces, localised tiling, Velux window, integrated fridge freezer, washing machine, and four-ring induction hob with extractor.

Upstairs, the property offers a spacious dual-aspect bedroom with built-in cupboard housing the combination boiler, along with a modern bathroom comprising shower cubicle, WC and wash basin.

Externally, there is permit parking available in multiple nearby locations and a useful bin storage area. Offered with no forward chain, this unique home is ideally positioned just moments from amenities, pubs and the historic Romsey Abbey.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance/ Lounge

A welcoming and bright open-plan space combining lounge and kitchen. Features LVT flooring, electric fireplace, two radiators, built-in storage cupboard and three sash-style windows to the front. Stairs rise to the first floor.

Kitchen

Well-appointed with a range of wall, base and drawer units, work surfaces and localised tiling. Includes integrated fridge freezer, washing machine, four-ring induction hob with extractor and a Velux window providing additional natural light.

Landing

Provides access to the bedroom and bathroom, with loft hatch offering additional storage potential.

Bedroom One

A spacious dual-aspect double bedroom with two front-facing sash windows and an additional side window. Includes radiator and built-in cupboard housing the combination boiler.

Shower Room

Modern suite comprising shower cubicle, WC and hand wash basin, complemented by localised tiling and a front-aspect window.

Location Description

The property is ideally positioned in the very

heart of Romsey, approximately 0.1 miles from the town centre, placing a wide range of amenities right on your doorstep. Residents can enjoy an array of independent shops, cafés, restaurants and everyday conveniences within a short walk.

Directly opposite the property is The Star Inn, a popular local pub, adding to the vibrant and convenient setting. The historic Romsey Abbey is also just moments away, offering beautiful surroundings and green space nearby.

Transport links are excellent, with Romsey Railway Station within easy walking distance, providing connections to Southampton, Salisbury and beyond. Road links via the M27 and A27 are easily accessible.

Parking is available via permit in several nearby locations, and the property benefits from a designated bin storage area. Despite having no garden, the central location ensures immediate access to all the lifestyle benefits Romsey has to offer.

Investment Information

"Estimated rental value: £1,000 - £1,150 PCM

"Approx. gross yield: 5.5% - 6.5% (subject to purchase price)

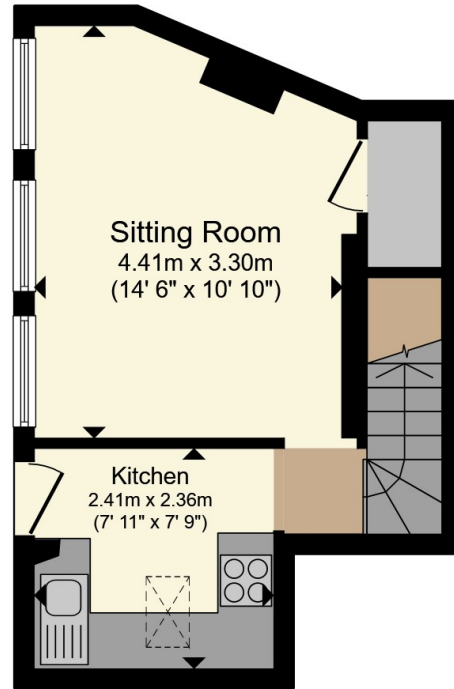
"Estimated Airbnb income: £80 - £110 per night

"Projected annual Airbnb income: £18,000 - £26,000 (based on occupancy levels)

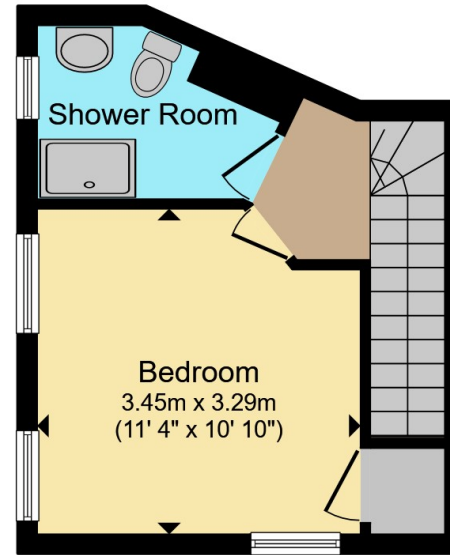








Ground Floor



First Floor

Total floor area 46.7 m² (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ROM307016



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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