







35 Freemantle Road | £126,000

Romsey, Hampshire, SO51 0AZ

Henshaw Fox













35 Freemantle Road

Romsey, Hampshire, SO51 0AZ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 402 SQ FT / 37.4 SQ M
FIRST FLOOR = 402 SQ FT / 37.4 SQ M
TOTAL = 804 SQ FT / 74.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1348586)

Summary

Available as shared ownership of 40% of the full value

An immaculately presented end-of-terrace home, pleasantly positioned within the highly sought-after Abbotswood development in Romsey. The property offers well-proportioned and thoughtfully arranged accommodation, comprising two generous double bedrooms, a family bathroom, fitted kitchen, spacious sitting/dining area and a useful ground-floor cloakroom. Externally, the property benefits from a low-maintenance rear garden enjoying a desirable south-facing aspect, together with the added convenience of allocated parking for two vehicles.

Features

- Available as shared ownership 40% of the full value
- Immaculate end of terrace house
- Two double bedrooms
- Enclosed rear garden
- Allocated parking for two vehicle
- Positioned within the sought after Abbotswood development in Romsey
- Contact Henshaw Fox for further information and to discuss eligibility

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
Upon entering the home, you are welcomed into an inviting entrance hall, which provides access to the kitchen, the sitting/dining area and a convenient cloakroom with WC, wash basin and space for dryer. The kitchen is fitted with a good selection of wall and base storage units, a built-in oven with hob and extractor above, plumbing for a washing machine, plumbing for dishwasher and space for a fridge/freezer. Situated at the rear of the home, the open plan sitting/dining area is a wonderfully versatile space for relaxing and entertaining, with a large window allowing natural light to fill the room and a single door opening onto the rear garden

First Floor
The first floor landing provides access to both bedrooms and the bathroom. The principal bedroom is a generous double, enjoying a pair of windows that allow plenty of natural light to flood the room, as well as the benefit of built-in storage. Bedroom two is also a well-proportioned double, with pleasant views over the rear garden. The bathroom is fitted with a shower over bath, WC and wash basin, offering a practical and comfortable space for the whole family.

Outside
The rear garden enjoys a desirable south-facing aspect and has been designed with ease of maintenance in mind. The garden is predominantly paved, providing ample space for outdoor seating and entertaining, whilst one side is complemented by a well-stocked flower bed incorporating a selection of trees and shrubs, adding a touch of greenery and interest. Further benefits include a useful timber shed and a convenient side gate providing access to the front of the property.

Parking
Allocated parking for two vehicles

Location
Tarver Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon.

Tenure
Leasehold

Shared Ownership
Share percentage being sold: 40%

Buyer Eligility
Contact Henshaw Fox to discuss

Lease Information
Length of Lease Term: 112 years remaining
Monthly Rent: £464.69
Monthly Service Charge: £38.19

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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