





Property Description

Offered with NO ONWARD CHAIN, this two-bedroom GROUND-FLOOR MAISONETTE presents an exciting opportunity for buyers seeking a home with a PRIVATE GARDEN, OFF-ROAD PARKING and SHARE OF FREEHOLD.

Accessed via its OWN PRIVATE ENTRANCE, the accommodation comprises an entrance hallway with built-in storage, dual-aspect lounge with feature fireplace, modern fitted kitchen, conservatory providing useful dining space, two bedrooms and a wet-room-style bathroom.

The conservatory opens through French doors directly onto the private rear garden, predominantly laid to lawn with a patio area and timber fencing.

Further benefits include gas central heating, double glazing and peppercorn rent. While the property would benefit from some modernisation, it offers excellent potential to personalise and improve, making it an appealing opportunity for first-time buyers, downsizers or those seeking convenient ground-floor living close to Romsey town centre.

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 Hall

Private Entrance & Useful Storage

Lounge

Dual-Aspect Living Space

A comfortable reception room benefiting from double-glazed dual-aspect windows providing plenty of natural light. The room features a fireplace creating a natural focal point, carpeted flooring and radiator heating, with ample space for lounge furniture.

Kitchen

Modern & Well Equipped

The modern fitted kitchen offers a wide range of wall, base and drawer units with roll-top work surfaces over. Features include an integrated double electric oven, four-ring gas hob with extractor over, stainless steel sink with mixer tap, wine rack and localised wall tiling. There is space and plumbing for a washing machine and dishwasher, together with space for an under-counter fridge/freezer. Finished with wood-laminate flooring and a double-glazed window.

Conservatory

Dining Space & Garden Access

A valuable addition to the accommodation, the rear conservatory provides flexible space ideally suited to dining, entertaining or relaxing. Wood-laminate flooring runs throughout, while French doors provide direct access to the private rear garden.

Bedroom One

Bright Dual-Aspect Double Bedroom

A well-proportioned principal bedroom benefiting from double-glazed windows to both the front and side aspects, creating a bright dual-aspect room. Finished with carpeted flooring and radiator heating, with space for bedroom furniture.

Bedroom Two

Versatile Second Bedroom

The second bedroom benefits from a double-glazed window to the front aspect, carpeted flooring and radiator heating. A versatile room suitable for use as a bedroom, guest room or home office depending on the purchaser's requirements.

Wet Room

Practical Ground-Floor Bathroom

Configured as a practical wet room with vinyl flooring and tiled walls. Fittings include a wash hand basin with hot and cold taps, WC and heated towel rail, together with an obscured double-glazed window providing natural light and privacy.

Private Rear Garden

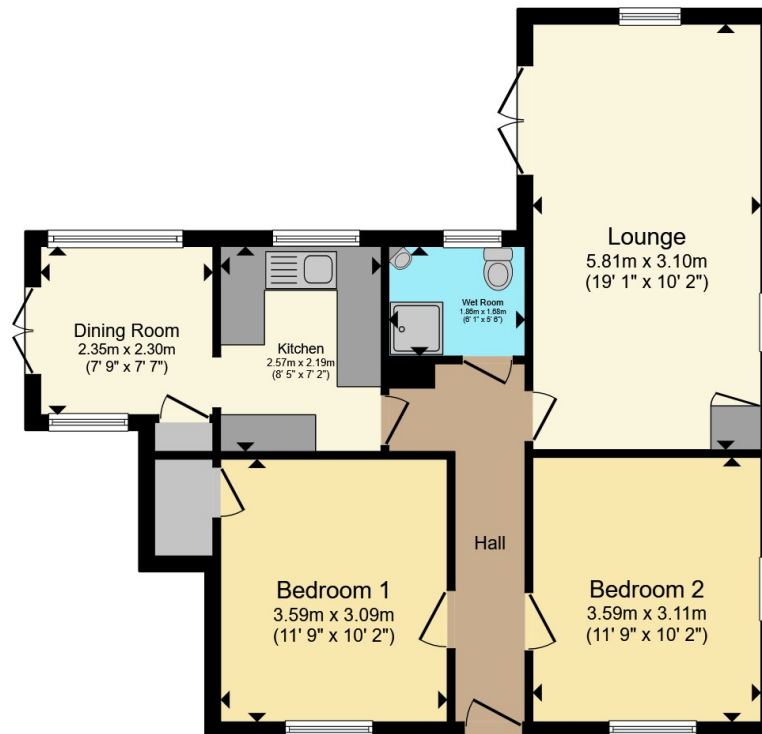
Your Own Outdoor Space

A particularly appealing feature for a flat, the property enjoys its own private rear garden. Predominantly laid to lawn, the garden also features a patio area ideal for outdoor seating and entertaining, with timber fencing providing enclosure. The garden is conveniently









Total floor area 64.6 m² (695 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

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307007

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 May 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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