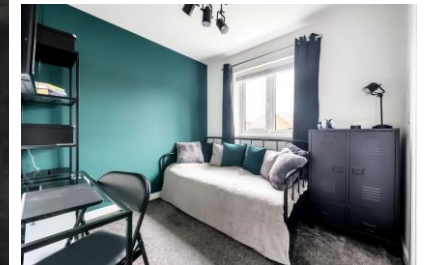




Merrygrove Way, Nursling, Southampton, SO16 0BN

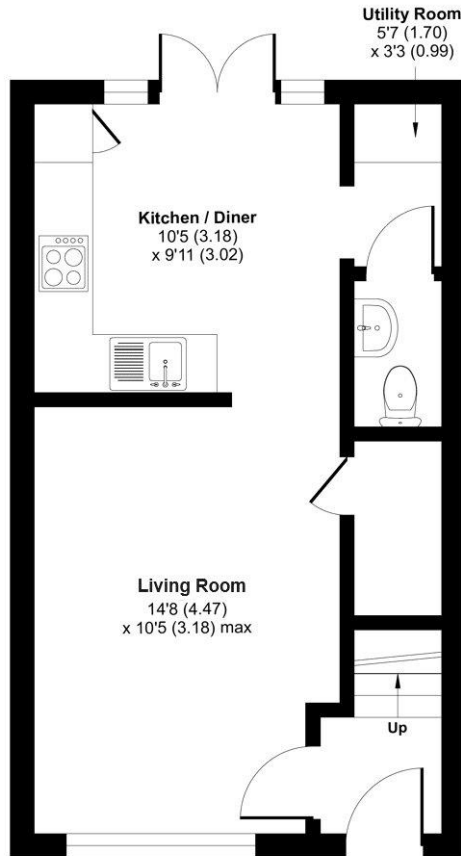


ACCOMMODATION

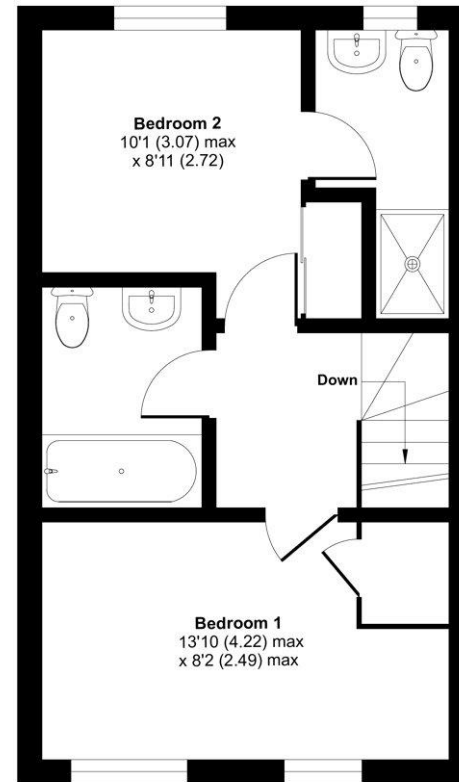
This beautifully presented two-bedroom end-of-terrace house combines comfort and practicality in a desirable location. Situated in the sought-after Fen Meadows development, it provides easy access to both Romsey and Southampton, with their abundant amenities. The interior is thoughtfully designed, featuring a bright and airy living room that flows into a spacious eat-in kitchen with a utility room that houses the boiler and washing machine and a convenient downstairs cloakroom. The outdoor space has been meticulously landscaped by the current owner, creating a tranquil retreat. Upstairs, the property continues to impress with two generously sized double bedrooms. One of them boasts an en suite shower room, while the other is served by a modern family bathroom. Additionally, the house offers the convenience of off-street parking and is an ideal opportunity for first-time buyers.

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1052432



SITUATION

Nursling and Rownhams are sought after residential areas perfectly positioned between the thriving city of Southampton and the market abbey town of Romsey. Comprising some 2,300 properties the traditional houses found in the original villages have been supplemented by a wide range of modern property styles to suit every buyer's needs and a monthly magazine keeps residents informed of neighbourhood news and events. Rownhams Wood is an attractive area of natural forest and is popular with dog walkers. There is access to the M27 motorway nearby and the popular local market town of Romsey with an array of amenities to offer including a Waitrose, Romsey library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. There are primary and secondary schools locally with Ofsted outstanding ratings.



SPECIFICATION

- Two bedroom house
- Well presented throughout
- En-suite shower room
- Spacious eat in kitchen
- Off street parking
- Landscaped garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

GUIDE PRICE

Asking Price £315,000

TENURE

Freehold

Monthly Management Charge: Approx: