



Bodding Avenue, Nursling, Southampton, Hampshire, SO16 0BJ

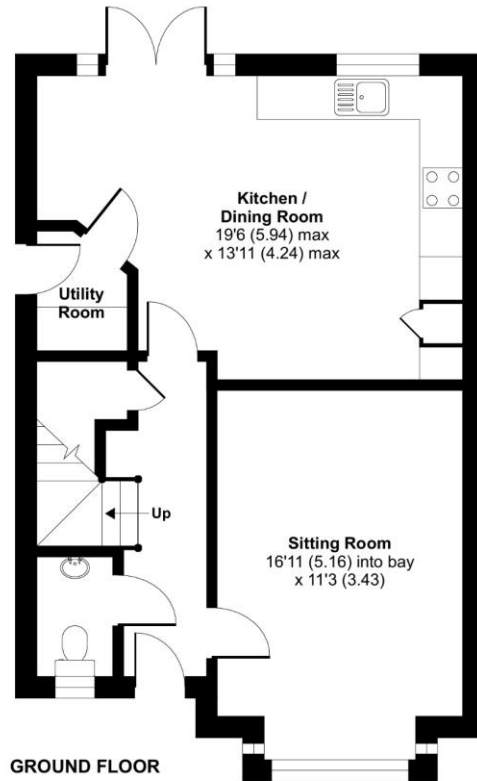
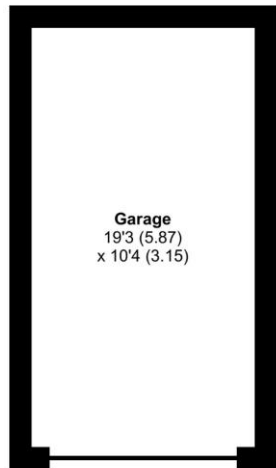


ACCOMMODATION

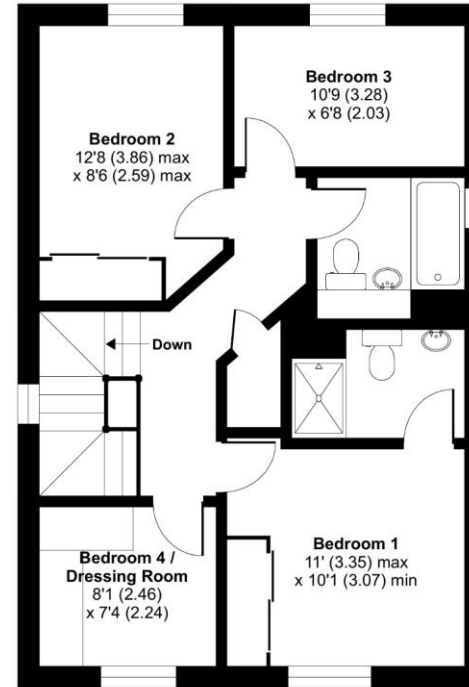
A beautifully designed four-bedroom detached family home located in the highly sought-after village of Nursling with local amenities and fantastic schooling within close proximity. A bright entrance hall leads to the generous living accommodation with a superb sitting room benefitting from a characterful bay window allowing plenty of natural light to flow. The kitchen/dining room is very well-proportioned with ample space for a dining table and chairs. Fitted appliances include a dishwasher, fridge freezer, oven, grill and ample base and wall mounted storage. A useful utility room provides space for a washing machine and dryer; a cloakroom and WC complete the ground floor. The first floor continues to impress with four well-sized double bedrooms all benefitting from fitted storage; a modern family bathroom serves bedrooms two, three and four with an en-suite to the principal bedroom. Externally, driveway parking is available for two vehicles with a single garage for sheltered parking or storage. The rear garden is predominately laid to lawn, benefitting from a southerly aspect and near complete privacy. French doors open into the garden patio creating a delightfully social space, perfect for al fresco dining.



Approximate Area = 1158 sq ft / 107.5 sq m
Garage = 199 sq ft / 18.4 sq m
Total = 1357 sq ft / 126 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		94
(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). © nīchecom 2022. Produced for Charters Estate Agents Limited. REF: 882133



SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey. Steeped in history from its Saxon roots and centred upon its imposing and prepossessing abbey, Romsey is the loveliest of market towns which has retained its intrinsic 'village' charm despite the modern onslaught of new housing requirements which has affected the integrity of many other towns and villages. Its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range prospective purchases from retirement to families looking for a safe and convenient lifestyle for their children. This is enhanced by its wealth of excellent local schooling within both the state and private sectors, which attracts many families to the area. Saturday morning strolls around Romsey with its variety of delicatessens and coffee shops serving gourmet breakfasts is an absolute treat.



SPECIFICATION

- Four-bedroom detached home
- Driveway parking
- Single garage
- South facing rear garden
- Open-plan living
- En-suite to principal bedroom
- Vendor suited

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: E

PRICE

£475,000

TENURE

Freehold