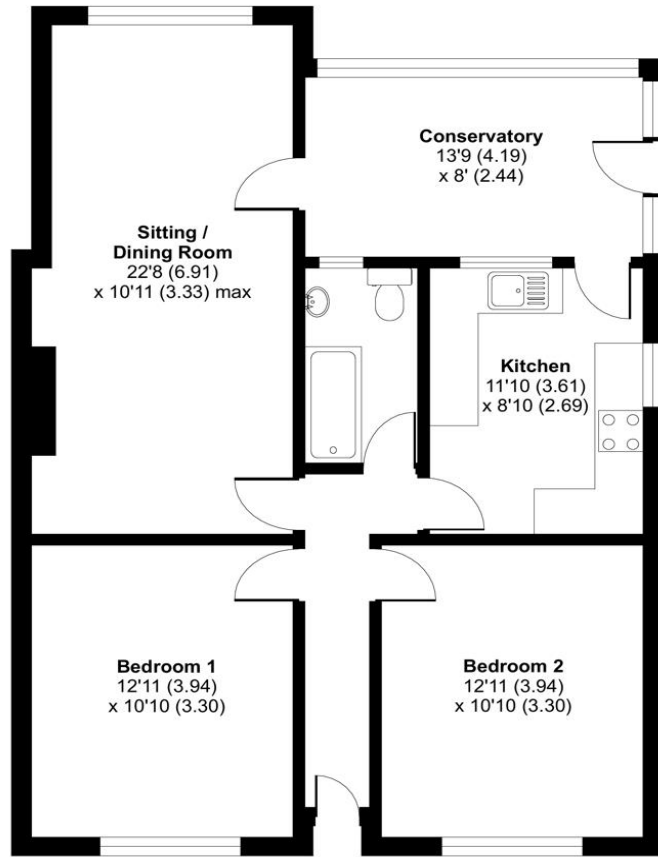






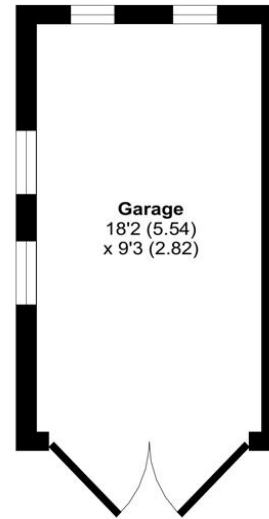
ACCOMMODATION

Offered with no forward chain is this well-appointed two-bedroom bungalow located in a secluded residential road in the popular Whitenap area of Romsey, conveniently located within a short walk of the market town of Romsey. This well-maintained double fronted home benefits from large windows affording much natural light. The property displays a delightful three-piece bathroom and features a fitted Shaker style kitchen with wooden work surfaces over cream coloured eye and base level cottage style units with double glazing and a recently installed gas boiler. This opens up to the conservatory. The generous sitting/dining room has a feature fireplace and completes the accommodation. In addition to the well-presented living space, the gardens are equally complementary, offering a west facing aspect and perfect seclusion. Parking is available on the driveway for one vehicle and there is also a detached garage. Positioned to enjoy the convenience of the local amenities, this attractive home also benefits from close proximity to Romsey town centre.



GROUND FLOOR

Approximate Area = 868 sq ft / 80.6 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 1037 sq ft / 96.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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: 1000828



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.



SPECIFICATION

- Secluded and private residential road with excellent commuter links
- Two good size bedrooms
- Large driveway, garage and generous garden
- Well-appointed Shaker style kitchen with integrated appliances
- Sitting/dining room
- Within catchment of the popular Mountbatten Secondary School
- No forward chain

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - C

ASKING PRICE

£390,000

TENURE

Freehold