

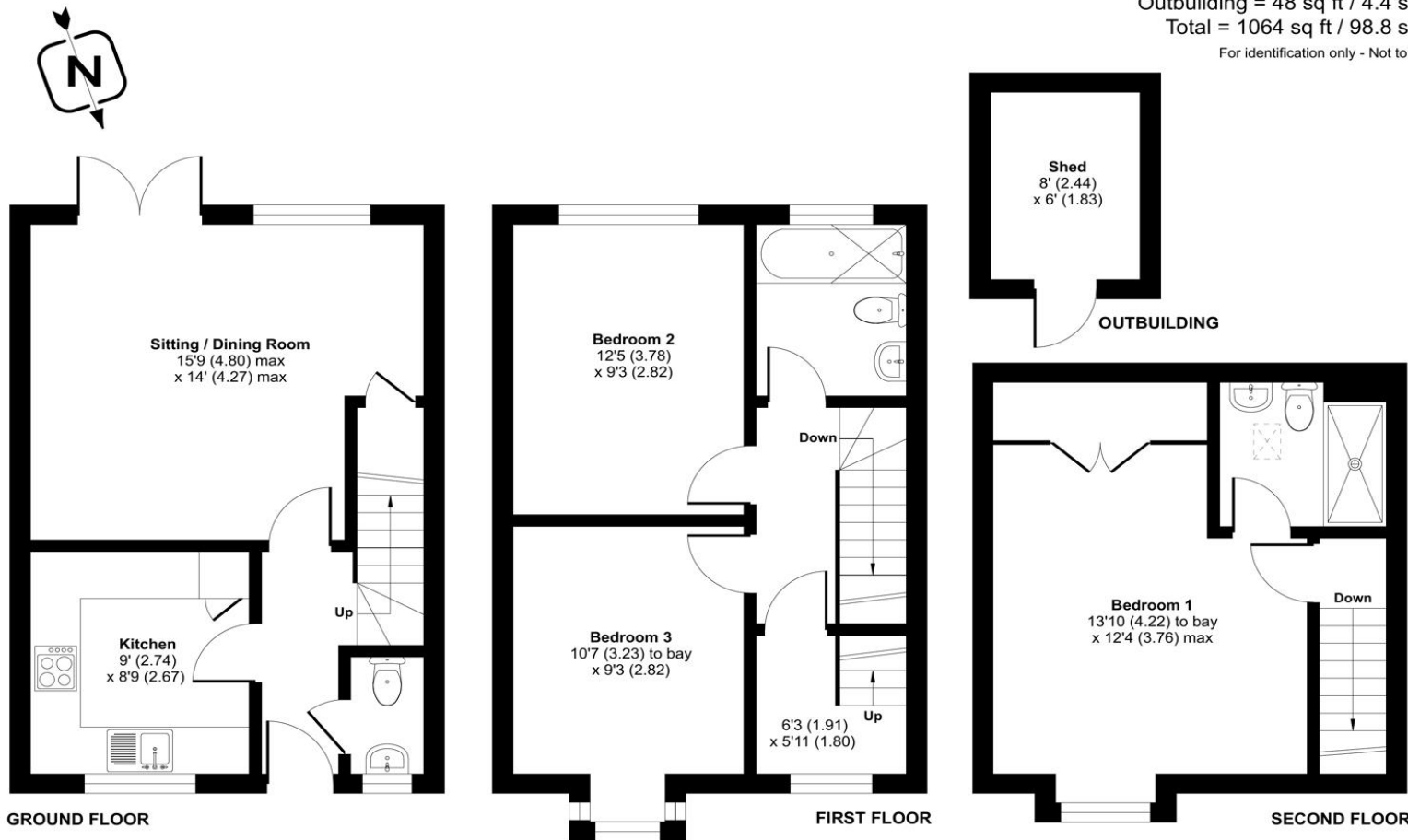




ACCOMMODATION

This exceptional three-bedroom townhouse is situated in the heart of the sought-after Abbotswood development, nestled within a serene tree-lined avenue and conveniently close to Romsey town centre. Elegantly presented, this residence boasts spacious and meticulously designed living spaces. Enter through the inviting hallway that leads to a modern well-equipped kitchen featuring integrated appliances like a dishwasher, gas hob, double oven, and fridge/freezer. Overlooking the rear, the delightful sitting/dining room boasts French doors that open up to the garden, creating a seamless indoor-outdoor flow. A convenient cloakroom completes the ground floor. The first floor continues to impress, offering two generously sized double bedrooms along with a spacious family bathroom. Ascending to the second floor reveals the stunning principal suite, with built-in wardrobes and a beautiful en-suite shower room. This home also offers the advantage of two allocated parking spaces. The private rear garden, features a mix of patio and artificial lawn, and includes a sturdy shed for storage. In summary, this property presents an opportunity to acquire a splendid townhouse in a prime location, replete with style, space, and practicality.

Approximate Area = 1016 sq ft / 94.3 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1064 sq ft / 98.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(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: 1027462



SITUATION

Romsey is a beautiful market town which has an array of amenities to offer including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property, the M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



SPECIFICATION

- Three bedrooms
- En-suite
- Modern construction
- Sought after Abbotswood Development
- Allocated parking
- Close to amenities

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

GUIDE PRICE

Offers in excess of £350,000

TENURE

Freehold

Annual Estate Service Charge: £292