



Merrygrove Way, Nursling, Southampton, Hampshire, SO16 0BN



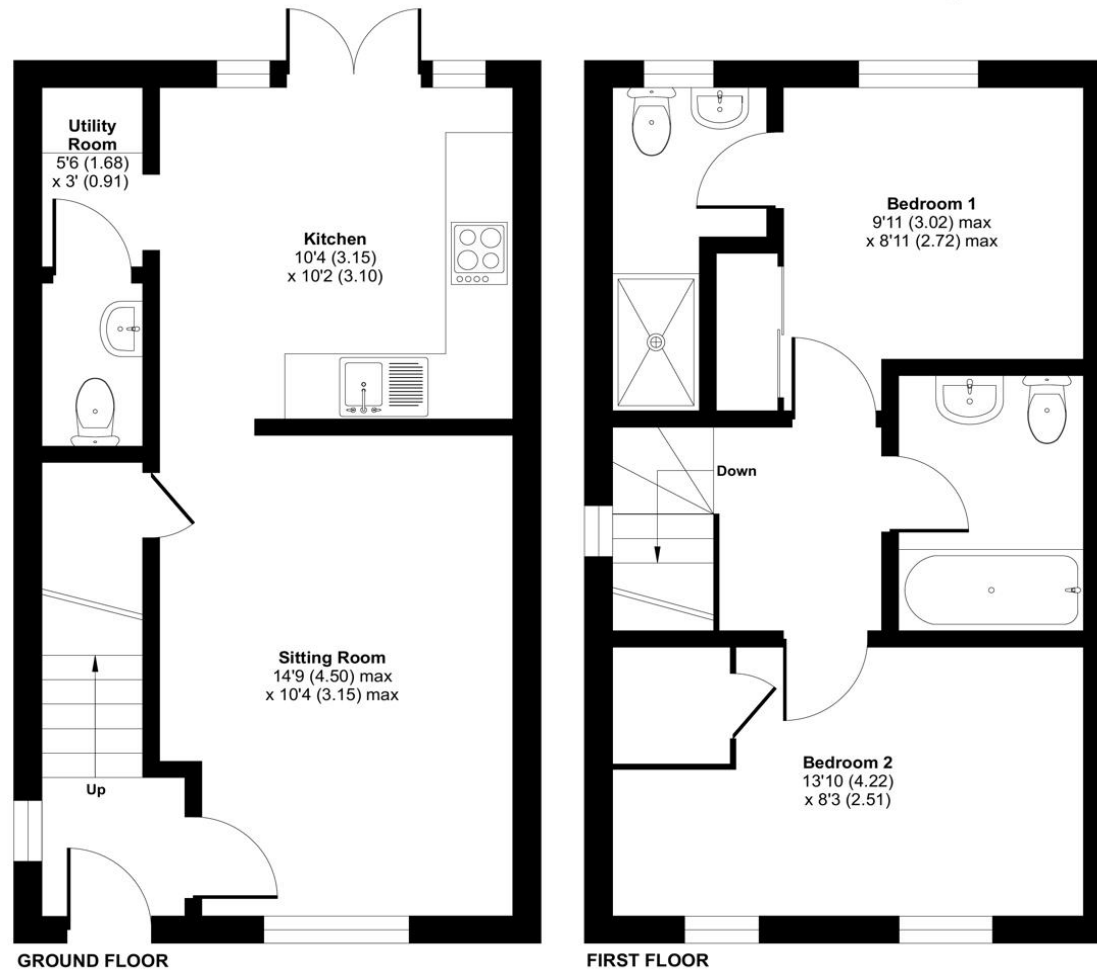
ACCOMMODATION

This well-presented semi-detached house, nestled within the charming Fen Meadows development, offers an ideal family home or first time buy. To the front, the property boasts off-street parking for two cars and handy side access to the private garden. Inside, the main highlights include a spacious eat-in kitchen with plenty of worktop space and storage, perfect for gathering and a utility space for added functionality. A separate sitting room provides a cosy retreat, while the downstairs cloakroom offers convenience. The low-maintenance garden is a serene outdoor space for relaxation. Upstairs, there are two double bedrooms, the principal bedroom offering the luxury of an en-suite shower room and the modern family bathroom accommodates the household. With its blend of practicality and comfort, this property provides a harmonious living experience for any family seeking a modern yet cosy home.



Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



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: 1019502



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

- Semi-detached house
- Off street parking
- Two double bedrooms
- En-suite to the principal bedroom
- Downstairs cloakroom
- Fen Meadows development

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: C

GUIDE PRICE

Asking Price £325,000

TENURE

Freehold

Monthly Estate Maintenance Charge: £20.30

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor