

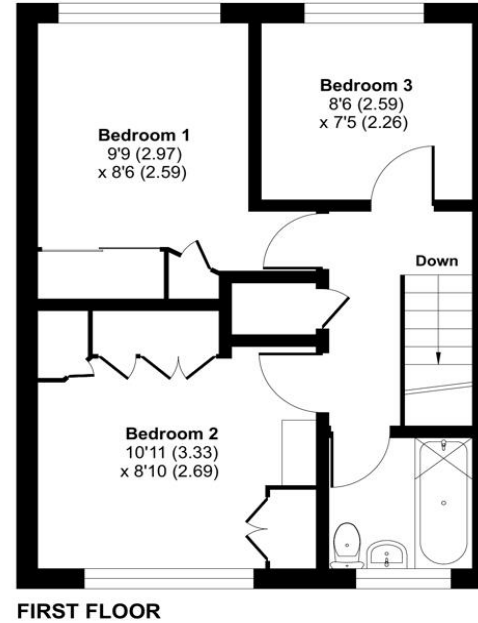
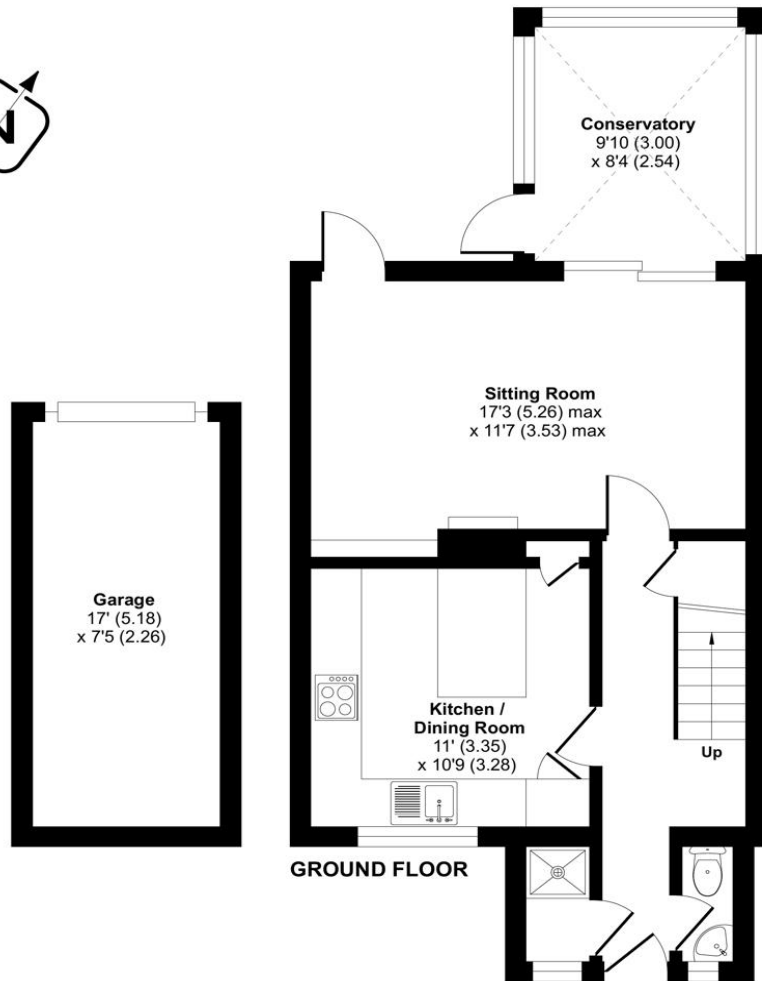


Sutherland Close, Romsey, Hampshire, SO51 7TH



ACCOMMODATION

This charming three-bedroom family home, nestled away from the hustle and bustle of passing traffic, offers a tranquil haven just outside Romsey town. Recently and tastefully renovated by the current owners, the house showcases a modern kitchen and bathroom suite, yet presents the potential for further enhancements. The interior is beautifully presented, featuring fresh decor and new carpets, complemented by the benefits of double glazing and efficient gas central heating. The ground floor benefits from a sleek kitchen/diner with a breakfast bar and an inviting sitting room with doors leading out to the garden and conservatory. There is also fitted understairs storage, perfect for stowing away shoes and coats. A downstairs cloakroom and shower complete the ground floor accommodation. The first floor has three bedrooms, two of which benefit from built-in storage. Bedroom three has the potential for a home office and the modern family bathroom serves all bedrooms. Externally, the garden is mostly paved with rear access via a garden gate and there is a garage, great for covered parking or additional storage. Situated in a serene close, this property is ideally located within the highly sought-after Cupernham school catchment area, making it an ideal choice for families seeking a comfortable and affordable home in a desirable location.



Approximate Area = 922 sq ft / 85.6 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1048 sq ft / 97.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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: 1043188



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

- Newly fitted contemporary kitchen/diner
- Secluded rear garden
- Stylish bathroom suite with attractive tiling
- Three large bedrooms
- Double glazing and gas central heating
- Ground floor cloakroom
- Immaculate throughout
- Cupernham Primary School catchment

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: C

ASKING PRICE

£325,000

TENURE

Freehold