



Chivers Road, Romsey, Hampshire, SO5 1 0AT



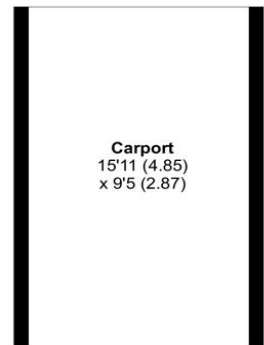
ACCOMMODATION

This charming property is a three-bedroom townhouse ideally situated in the coveted Abbotswood development, centrally located. Its prime location places it in close proximity to Romsey town centre, offering convenience and easy access to local amenities. Upon entering, you are greeted by a welcoming hallway leading to a high-quality and well-equipped kitchen. The kitchen boasts various integrated appliances, including a dishwasher, gas hob and oven. The ground floor also features a charming sitting/dining room that opens onto the rear garden through French doors, creating a seamless indoor-outdoor living experience. Additionally, a cloakroom on the ground floor adds practicality to the layout. The first floor of the property impresses with two generously sized double bedrooms and a spacious family bathroom, providing comfortable living spaces. The second floor is dedicated to the stunning principal suite, complete with built-in wardrobes and a beautiful ensuite shower room, offering a private and luxurious retreat. This townhouse comes with practical amenities, including two allocated parking spaces, ensuring convenience for residents. The private rear garden is thoughtfully landscaped, complemented by a well-built shed for additional storage. In summary, this property stands out for its superb location, well-designed and spacious interior, modern amenities, and the added convenience of allocated parking spaces. The meticulous presentation and attention to detail make it a truly fabulous home.

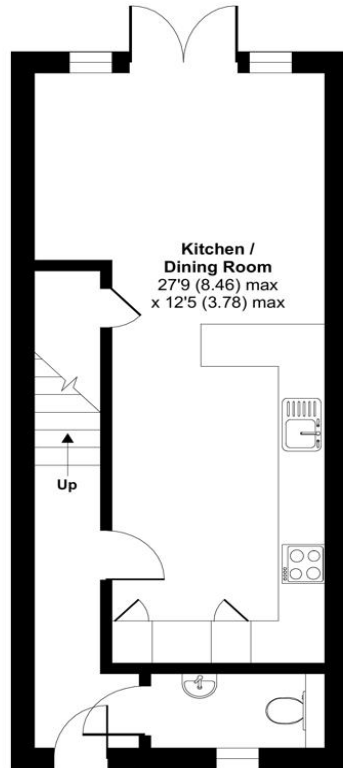


Approximate Area = 1160 sq ft / 107.8 sq m
 Limited Use Area(s) = 34 sq ft / 3.2 sq m
 Total = 1194 sq ft / 110.9 sq m
 For identification only - Not to scale

Denotes restricted head height

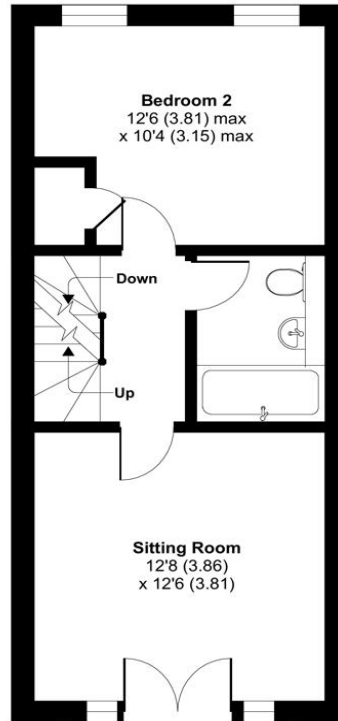


Carport
 15'11 (4.85)
 x 9'5 (2.87)



Kitchen / Dining Room
 27'9 (8.46) max
 x 12'5 (3.78) max

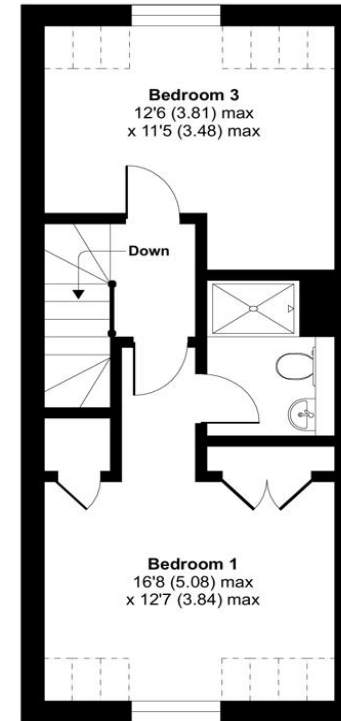
GROUND FLOOR



Bedroom 2
 12'6 (3.81) max
 x 10'4 (3.15) max

Sitting Room
 12'8 (3.86)
 x 12'6 (3.81)

FIRST FLOOR



Bedroom 3
 12'6 (3.81) max
 x 11'5 (3.48) max

Bedroom 1
 16'8 (5.08) max
 x 12'7 (3.84) max

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1070760



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	

SITUATION

The beautiful market town of Romsey 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 No 66 bus is available from Romsey Bus Station which goes to Winchester Bus Station. 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 generous bedrooms
- Main bedroom suite
- Attractive garden with larger than average patio area
- Garage and parking space to the rear
- Beautifully fitted kitchen with integrated appliances
- Close to Romsey town centre
- Within catchment of Cupernham Primary and Romsey Secondary school

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E

GUIDE PRICE

Offers in excess of £400,000

TENURE

Freehold

Gateway Maintenance: £157 six monthly

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