



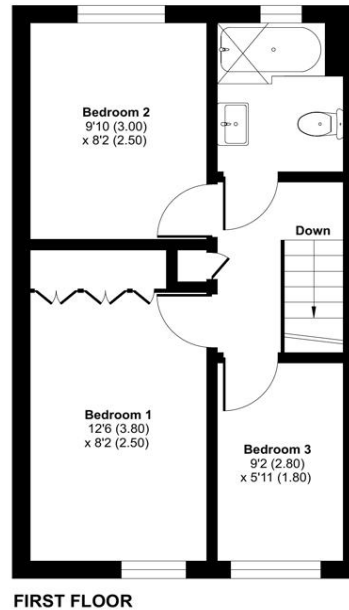
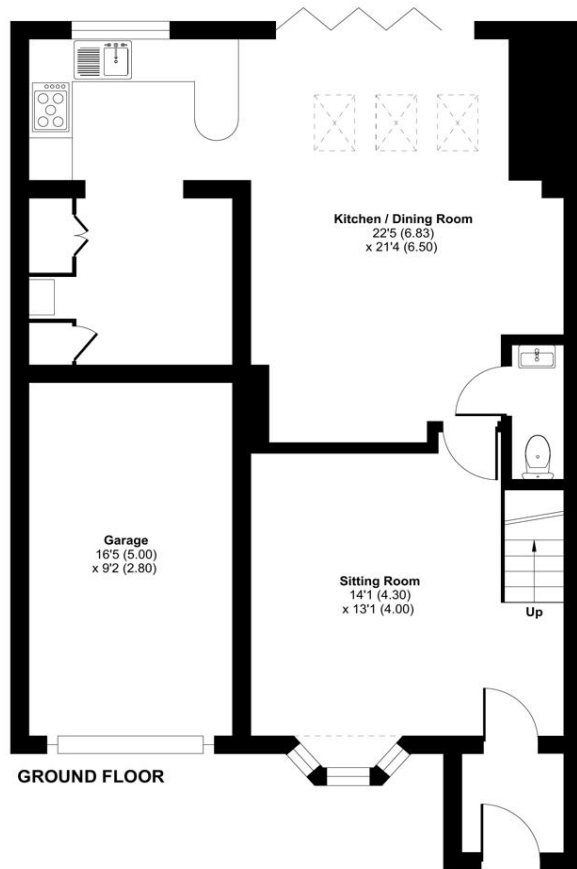
Bossington Close, Rownhams, Southampton, Hampshire, SO16 8DW



ACCOMMODATION

This beautifully improved three-bedroom semi-detached family home is ideally situated within close proximity to local amenities and falls within the catchment area of the renowned Mountbatten School. Offering great commuter access to Southampton, Romsey, and Chandler's Ford, this property combines convenience with comfort, making it perfect for family living. As you step through the solid oak door, you're greeted by an inviting entrance hall with elegant oak flooring. The cosy sitting room provides a warm and welcoming space for relaxation. The heart of the home is the impressive kitchen/dining room, featuring a stunning vaulted ceiling with three Velux windows that fill the room with natural light. This well-equipped kitchen offers ample storage and space for white goods, and the bi-fold doors seamlessly connect the indoor living space to the private rear garden. Additionally, the ground floor includes a versatile garage, currently utilised as a gym but easily adaptable for car storage; a convenient water closet completes the ground floor.

The first floor offers three well-proportioned bedrooms, each designed to provide comfort and ample space for a growing family. The principal bedroom benefits from fitted storage, while the modern



Approximate Area = 990 sq ft / 91.9 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1141 sq ft / 105.9 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	73	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1146163



Scan the QR code to find out more information about this property.

SITUATION

Rownhams is a popular and established community with nearby access to the M27 motorway, providing fast road links to London and the South Coast, the popular local market town of Romsey and commercial centre of Southampton with its main line railway station. There is an excellent local primary school with senior schooling available at the reputable Mountbatten School amongst other local amenities.



SPECIFICATION

- Three-bedroom family home
- Fantastic location
- Driveway parking
- Private rear garden
- Refurbished throughout
- No onward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

OFFERS IN EXCESS OF £400,000

TENURE

Freehold