







73 Withy Close | £525,000

Romsey, Hampshire, SO51 7SA

Henshaw Fox









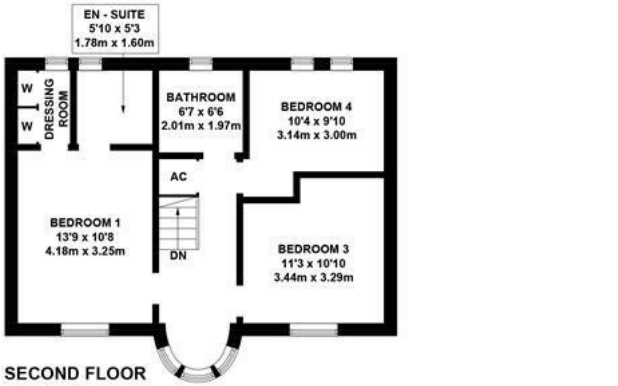


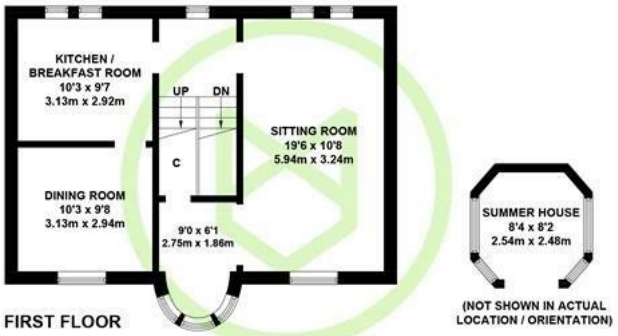


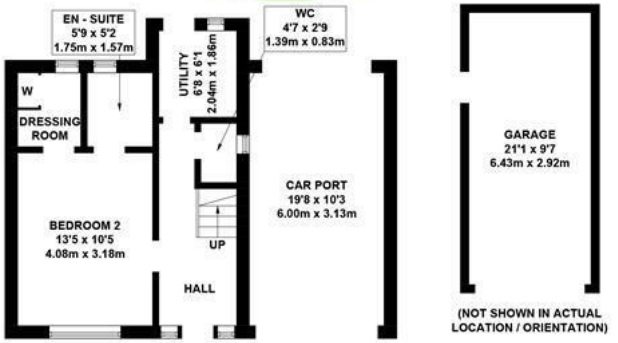
73 Withy Close

Romsey, Hampshire, SO51 7SA

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 355 SQ FT / 33.0 SQ M
FIRST FLOOR = 576 SQ FT / 53.5 SQ M
SECOND FLOOR = 576 SQ FT / 53.5 SQ M
OUTBUILDINGS = 264 SQ FT / 24.5 SQ M
TOTAL = 1771 SQ FT / 164.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345158)

Summary

A rarely available and individual townhouse in the highly sought-after Fishlake Meadows development, overlooking green space to the front and within easy walking distance of Romsey Town Centre. A turret-style window rising across the first and second floors adds real character to the façade. The accommodation is arranged over three floors and includes four well-proportioned bedrooms, two of which have en-suites and dressing areas. There is also a family bathroom, a downstairs cloakroom, a large dual aspect sitting room, a kitchen breakfast area and a separate dining room. The low maintenance rear garden enjoys a south-westerly aspect, and a carport leading to the garage.

Features

- Rarely available townhouse in the sought after Fishlake Meadows development
- Within walking distance of Romsey Town centre
- Four well-proportioned bedrooms. Two with en-suites and dressing areas.
- Low maintenance south/westerly facing rear garden
- Car port leading to garage
- Kitchen/breakfast room, spacious sitting room and sperate dining area

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
A welcoming and generously proportioned entrance hall sets the tone, providing access to the ground floor accommodation, cloakroom with WC and wash basin and the staircase rising to the first floor landing. The utility room is well appointed, with plumbing for a washing machine, space for a tumble dryer and a sink, and a door opening directly onto the garden. Bedroom two, also on the ground floor, is a spacious double that offers real versatility. It has a walk-in wardrobe and storage area with built in wardrobe and a well-equipped en suite shower room with a shower cubicle, WC and wash basin.

First Floor
The first floor landing provides access to the sitting room, the kitchen breakfast room and stairs rising to the second floor. The sitting room is a spacious, dual aspect reception with an electric fireplace forming an attractive focal point. A curved window overlooking the front aspect creates a charming seating area with an additional storage cupboard. The kitchen breakfast room is fitted with a selection of wall and base units, and includes a built-in fridge freezer, double oven, gas hob with extractor above and a dishwasher, with ample space for a breakfast table and chairs. A door leads through to a separate dining room, which has a window to the front aspect and generous space for a dining table and chairs.

Second Floor
The second floor landing gives access to the principal bedroom and bedrooms three and four. The principal bedroom is a generous double with a walk-in wardrobe and dressing room with built-in wardrobes, together with an en suite comprising a shower cubicle, WC and wash basin. Bedrooms three is a comfortable double while bedroom four is a good size single/study, served by the family bathroom, which has a bath, WC and wash basin.

Outside
The rear garden is well enclosed and enjoys a desirable south-westerly aspect. A spacious patio adjoins the property, ideal for outdoor entertaining, and is complemented by a selection of established shrubs and a useful summer house. A side pedestrian gate leads to the driveway, and a side door provides convenient access into the garage.

Parking
Car port for one vehicle leading to garage.

Location
Fishlake Meadows is one of the most sought after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

Sellers Position
Buying on

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Estate Charge
Approx £212 per annum

Tenure
Freehold

Heating
Gas

Infant and Junior School
Romsey Primary School

Secondary School
The Romsey School

Council Tax
Test Valley - Band E

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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