







6 Mead Close | £365,000

Halterworth, Romsey, Hampshire, SO51 5QX

Henshaw Fox









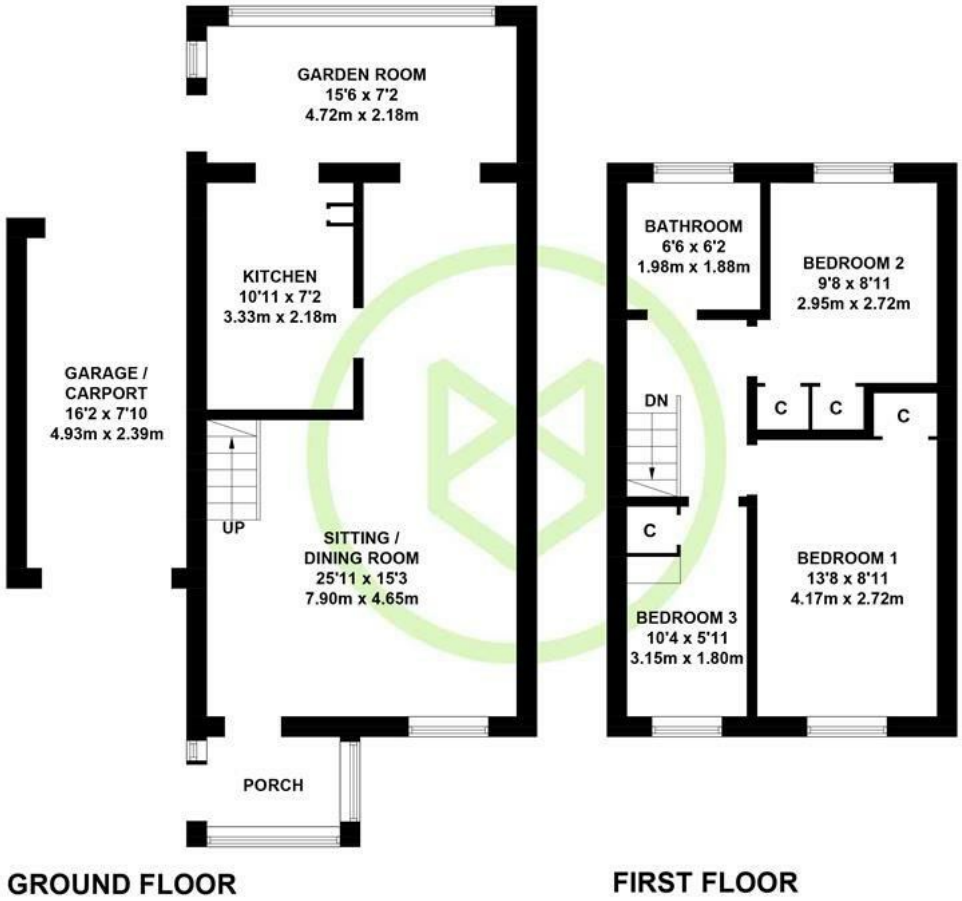




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Halterworth, Romsey, Hampshire, SO51 5QX

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 553 SQ FT / 51.4 SQ M
FIRST FLOOR = 400 SQ FT / 37.2 SQ M
GARAGE / CARPORT = 128 SQ FT / 11.9 SQ M
TOTAL = 1081 SQ FT / 100.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1337638)

Summary

A well-presented link-detached home, ideally situated on a quiet, closed road within the sought-after district of Halterworth and offered to the market with no onward chain. The property provides well-proportioned accommodation comprising three bedrooms, a family bathroom, modern kitchen, open-plan sitting/dining area and a versatile garden room. Outside, the property benefits from a pleasant north-westerly facing rear garden, driveway parking and a useful covered carport with garage door to the front.

Features

- Well-presented link-detached home in the sought-after district of Halterworth
- Positioned within a quiet closed road
- Offered with no onward chain
- Three bedrooms
- Modern kitchen with range of integrated appliances
- Driveway leading to covered carport with garage door to the front

EPC Rating

Energy Efficiency Rating
Current D
Potential C

6, Mead Close,

Halterworth, Romsey, Hampshire, SO51 5QX

Ground Floor
Upon entry, a useful porch provides space for coats and shoes before opening into the welcoming open-plan sitting and dining area. A large front-facing window fills the room with natural light, while stairs rise to the first floor and there is access to the kitchen and garden room. An electric fire provides a focal point to the room, creating a warm and inviting feel. The modern kitchen is well equipped, with a good range of wall and base storage units and a comprehensive selection of integrated appliances, including oven, hob with extractor over, washing machine, fridge/freezer and dishwasher. The versatile garden room is accessed from both the kitchen and dining area and provides a lovely additional space, with a large window overlooking the rear garden and a single door providing direct access outside.

First Floor
Rising to the first floor, the landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double, featuring a built-in wardrobe and full-height window which floods the room with natural light. Bedroom two is also a well-proportioned double, enjoying a pleasant outlook over the rear garden and built in storage, while bedroom three is a good-sized single with built in storage and would also make an ideal home office or study. The family bathroom is well appointed and comprises a shower over the bath, WC and wash basin.

Outside
The rear garden is mainly laid to lawn and enjoys a pleasant north-westerly aspect, providing a good degree of privacy and an attractive outdoor space. The garden is fully enclosed by timber fencing, making it well suited to both relaxing and entertaining.

Parking
Driveway parking to the front leading to a covered carport with garage door to the front

Location
The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

Tenure
Freehold

Sellers Position
No onward chain

Heating
Gas

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.

Infant and Junior School
Halterworth Primary School

Secondary School
The Mountbatten Secondary School

Council Tax
Test Valley - Band D

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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