







149 Botley Road | £575,000

Whitenap, Romsey, Hampshire, SO51 5SX

Henshaw Fox









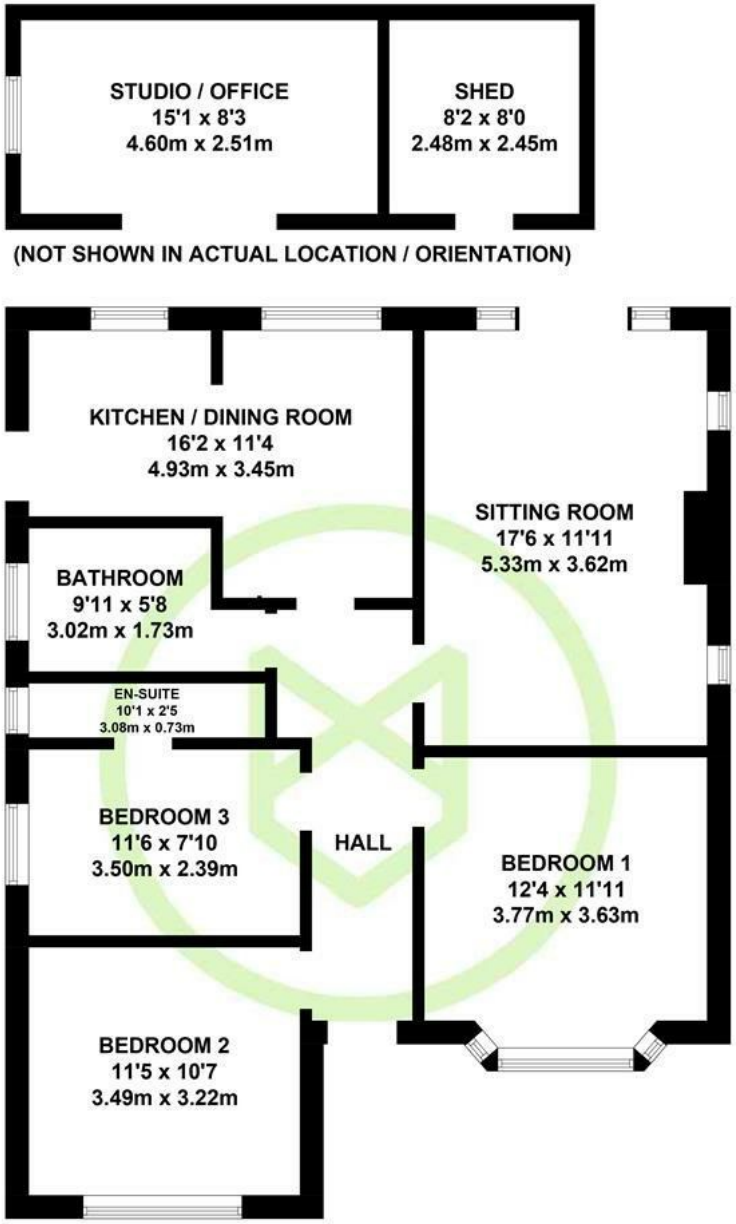




149 Botley Road

Whitenap, Romsey, Hampshire, SO51 5SX

01794 521339 / 02382 541100
homes@henshawfox.co.uk
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APPROXIMATE GROSS INTERNAL AREA = 931 SQ FT / 86.5 SQ M
OUTBUILDINGS = 194 SQ FT / 18.0 SQ M
TOTAL = 1125 SQ FT / 104.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1276072)

Summary

A beautifully presented detached bungalow, positioned near to excellent local amenities and offered for sale with no forward chain. The accommodation offers three bedrooms, en-suite shower room, family bathroom, large sitting room, kitchen/dining room, southerly facing rear garden, driveway parking for several vehicles and a garden room offering many uses as a space.

Features

- A detached bungalow offered for sale with no forward chain
- Within catchment for the Halterworth Primary School and The Mountbatten Secondary School
- Located in the popular Whitenap district, a short walk away from the local shop and bus stops
- Large sitting room with double doors opening out to the southerly facing rear garden
- En-suite shower room and family bathroom
- Three generous bedrooms
- Driveway parking for several vehicles
- Southerly facing garden with garden room

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Accommodation
The large entrance hallway provides access to the sitting room, kitchen/dining room, three bedrooms, bathroom and loft space. The large sitting room has a pleasant double aspect and double doors open out to the southerly rear garden. The kitchen/dining room is fitted with a range of cupboards and drawers, integrated double oven, fitted hob with extractor canopy over, integrated washing machine, integrated dishwasher and integrated fridge/freezer, a door opens out to the side of the home and the dining area provides space for table and chairs.

Bedroom one is a generous double room with a pleasant bay window overlooking the front of the property. Bedroom two, another double room, overlooks the front of the property and bedroom three has access to an en-suite which is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. The bathroom features a modern white suite comprising WC, wash basin, bath with shower over, fitted shower screen and a heated towel rail.

Outside
The rear garden offers a great deal of privacy and benefits from a pleasant southerly aspect, a patio area adjoins the rear of the home with the remainder of the garden being laid to lawn with shrub borders surrounding. Access is provided to a garden room which offers many uses as a room including home office, additional day room, gym, hobby room etc. To the rear of the garden room is a handy storeroom.

Parking
A generous driveway provides parking for several vehicles.

Location
The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Sellers Position
No forward chain

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 issuing a memorandum of sale, 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.

Tenure
Freehold

Heating
Gas central heating

Primary School
Halterworth Primary School

Secondary School
The Mountbatten School

Council Tax
Band E - Test Valley Borough Council

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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