



£290,000

HenshawFox



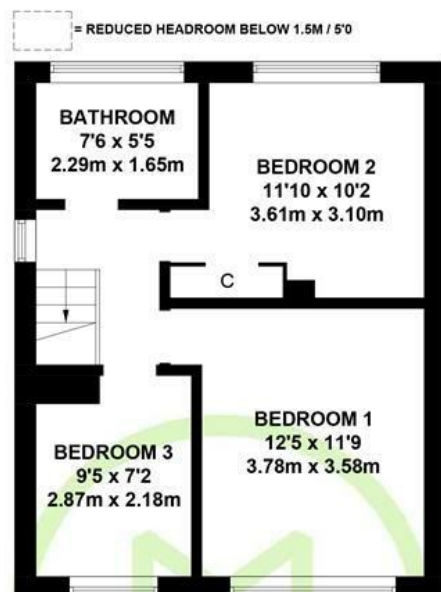


**75, Viney Avenue**

**Romsey, Hampshire, SO51 7NS**

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**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 416 SQ FT / 38.7 SQ M  
 FIRST FLOOR = 414 SQ FT / 38.5 SQ M  
 TOTAL = 830 SQ FT / 77.2 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID914271)

## Summary

An immaculate semi-detached home, located a short flat walk from local amenities. The accommodation comprises spacious sitting room, open plan kitchen/dining room, three good size bedrooms and family bathroom. Externally you have a low maintenance rear garden and on street parking available to the front.

## Features

- Three bedroom semi-detached home
- Beautifully presented throughout
- Located a short flat walk from local amenities
- Open plan kitchen/dining room
- Low maintenance landscaped rear garden
- On street parking available

## EPC Rating:

Energy Efficiency Rating

Current 71

Potential 86

# 75, Viney Avenue

Romsey, Hampshire, SO51 7NS

## Accommodation

### Ground Floor

Upon entry, the entrance hall provides access through to the sitting room and stairs leading to the first floor landing. The sitting room has ample space and large window allowing an abundance of light through the home. The modern kitchen/dining room comprises a selection of storage units, built in oven and grill, induction hob, built in dishwasher, space for fridge/freezer and washing machine, ample space for dining table with chairs and door leading to the rear garden.

### First Floor

The first floor landing provides access for all three bedrooms and family bathroom. Bedroom one is a large double and onlooks the green to the front. Bedroom two is also a double with built in storage cupboard, bedroom three is a good single or perfect office space. The family bathroom comprises shower over bath, WC and wash basin.

### Outside

Accessed via side gate or door from the kitchen, the rear garden is beautifully private and low maintenance with areas of patio and decking providing optional seating and entertainment spaces.

### Parking

On street parking available

### Location

The quiet family area of Viney Avenue is located on the easterly side of Romsey Town. It sits approximately 1.2 miles from Romsey centre and 1.2 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 on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

### Tenure

Freehold

### Age

1960's

### Windows

UPVC double glazed

### Heating

Gas central heating

### Infant and Junior School

Cupernham Infant and Junior School

### Secondary School

The Romsey Academy

### Council Tax

Test Valley - Band B

## Terms and Conditions

Terms and Conditions 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. It should not be assumed that the property remains the same as shown in the photographs

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