



5 The Vikings | £350,000
Halterworth, Romsey, Hampshire, SO51 5RG





Henshaw F



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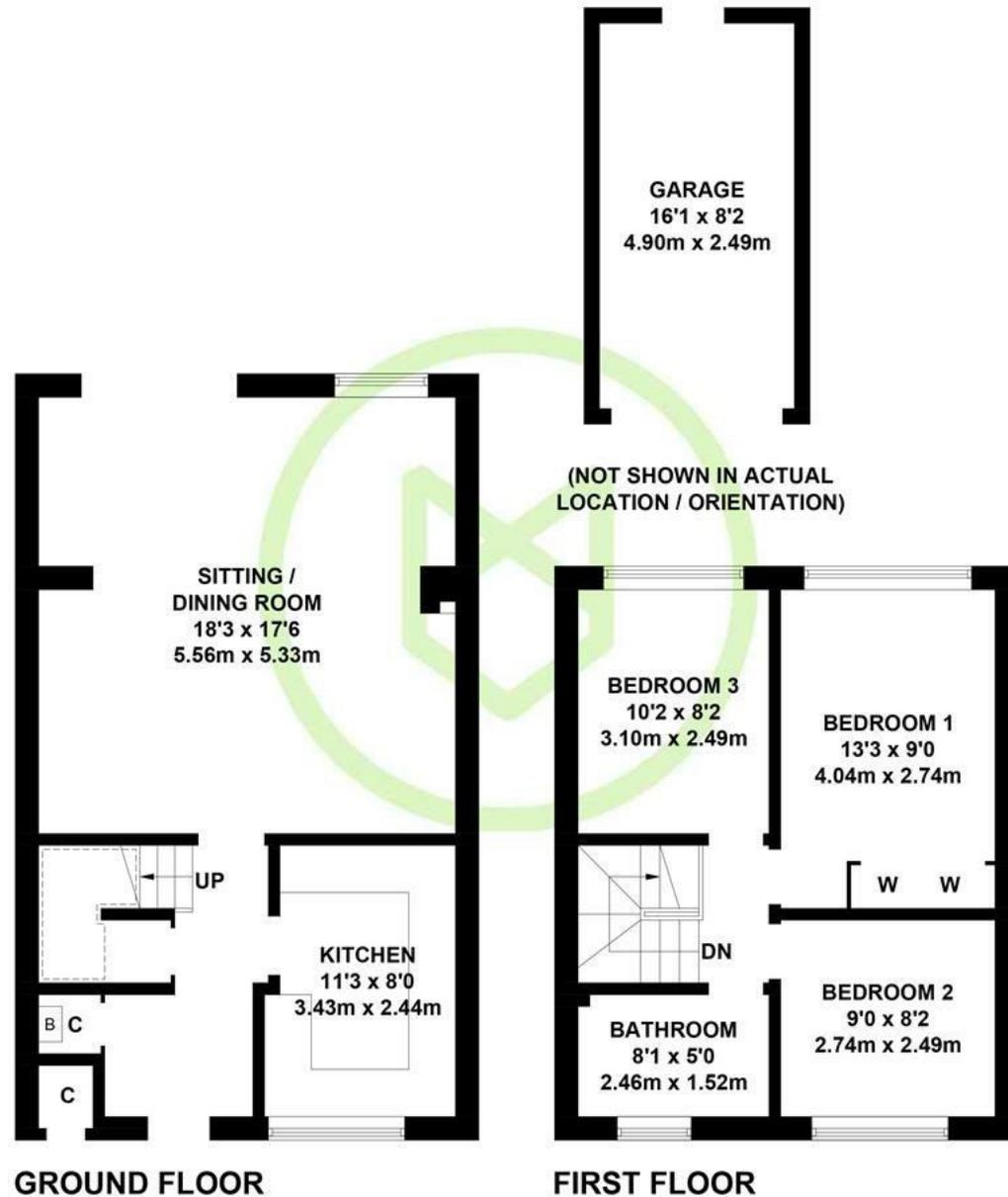
Halterworth, Romsey, Hampshire, SO51 5RG

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Summary

A beautifully presented semi-detached house, nestled within a quiet cul-de-sac, in the highly sought after district of Halterworth. The accommodation comprises three bedrooms, stylish family bathroom, modern kitchen and open plan sitting/dining area. Outside, the home features a well maintained rear garden, garage and on street parking.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 520 SQ FT / 48.3 SQ M
FIRST FLOOR = 385 SQ FT / 35.8 SQ M
GARAGE = 131 SQ FT / 12.2 SQ M
TOTAL = 1036 SQ FT / 96.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1210153)

Features

- Extended semi-detached house
- Three bedrooms
- Catchment for Halterworth Primary and The Mountbatten Secondary Schools
- Modern kitchen and bathroom
- Open plan sitting/dining area
- Located within a quiet cul-de-sac
- Garage and on street parking

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

A spacious entrance hall provides access for the kitchen, sitting/dining room, stairs to first floor landing, under stairs storage cupboard and boiler cupboard. The modern kitchen has a selection of wall and base storage units and variety of built in appliances including fridge/freezer, washing machine, dishwasher, double oven and hob with extractor above. Set at the rear of the home, the extended sitting/dining room is a generous open plan area with sliding door accessing the rear garden.

First Floor

Ascending to the first floor, the landing allows access to all three bedrooms and family bathroom. The principal bedroom is a generous double with built in wardrobes. Bedroom two is also a double room. Bedroom three is an ample single or perfect study space. The family bathroom has stylish white gloss floor to ceiling tiles, bath with shower above, WC, wash basin and heated towel rail.

Outside

The rear garden is mainly laid to lawn and features an adjoining decking area and additional shingled seating area. There is a useful side pedestrian gate leading to the front of the home and door opening into the garage.

Parking

Garage and on street parking available.

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. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

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.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

Infant and Junior School

The Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

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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