



58 Kinver Close | £375,000  
Romsey, Hampshire, SO51 7JU





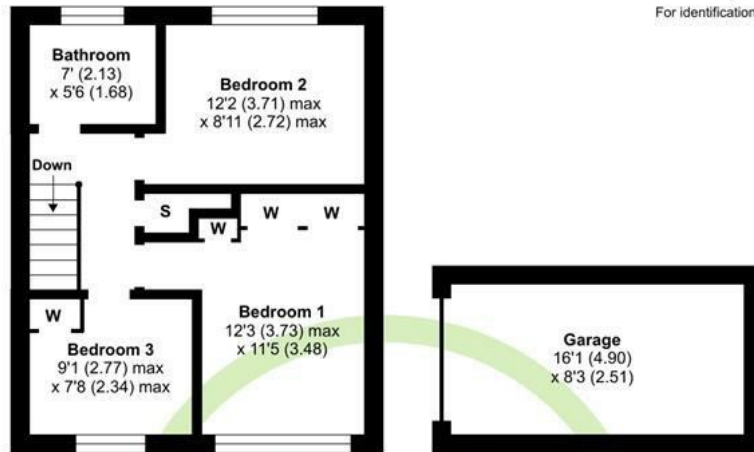


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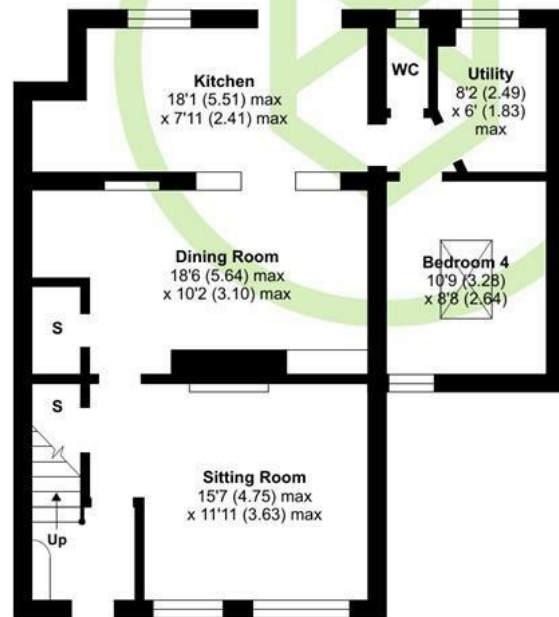
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Ground Floor = 762 sq ft / 70.7 sq m  
First Floor = 419 sq ft / 38.9 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1315 sq ft / 122.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
Produced for Henshaw Fox Ltd REF: 845588

## Summary

Set on a spacious corner plot, this extended four bedroom end of terrace home is offered with no forward chain and located within a quiet cul-de-sac in Woodley. The home comprises sitting room, dining room opening onto kitchen, utility room, versatile bedroom four then three further bedrooms and family bathroom upstairs. Externally you have a secluded rear garden, garage and off road parking in front.

## Features

- Extended four bedroom home
- Versatile living accommodation
- Larger corner plot
- End of terrace
- Garage and parking
- Offered with no forward chain

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B



# 58, Kinver Close, Romsey, Hampshire, SO51 7JU

## Ground Floor

The entrance hallway gives access to the first floor via the stairs and the sitting room. The light and open sitting room has two windows overlooking the front of the home, under stairs storage cupboard and access to the dining room. The dining room is a good size with space for table and chairs and an opening in to the kitchen. The kitchen has been fitted with an array of cupboards and drawers, plumbing for dishwasher, built in oven, hob and extractor above, double doors open out to the rear garden and a door leads through to the downstairs WC and utility with a further door leading to extra reception room/bedroom four.

## First Floor

The first floor landing gives access to the three bedrooms, family bathroom and airing cupboard. Bedroom is a double room with fitted wardrobes overlooking the front of the property. Bedroom two another double room overlooking the rear. Bedroom three a single room with storage cupboard overlooking the front of the home. The family bathroom has been fitted with a WC, wash hand basin and bath with shower over.

## Outside

A patio adjoins the rear of the home, the perfect space for outside seating. The rest of the garden is mainly laid to lawn with a path leading to the rear gate giving access to the garage.

## Parking

There is a garage to the rear of the property in a block with a space to park and further on street parking available.

## Location

The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

## Age

1970's

## Heating

Gas central heating

## Windows

UPVC double glazing

## Infant and Junior School

Cupernham School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band C

## 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 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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