



£425,000

HenshawFox



38 Champion Drive

Romsey, Hampshire, SO51 7RD

01794 521339

homes@henshawfox.co.uk

www.henshawfox.co.uk

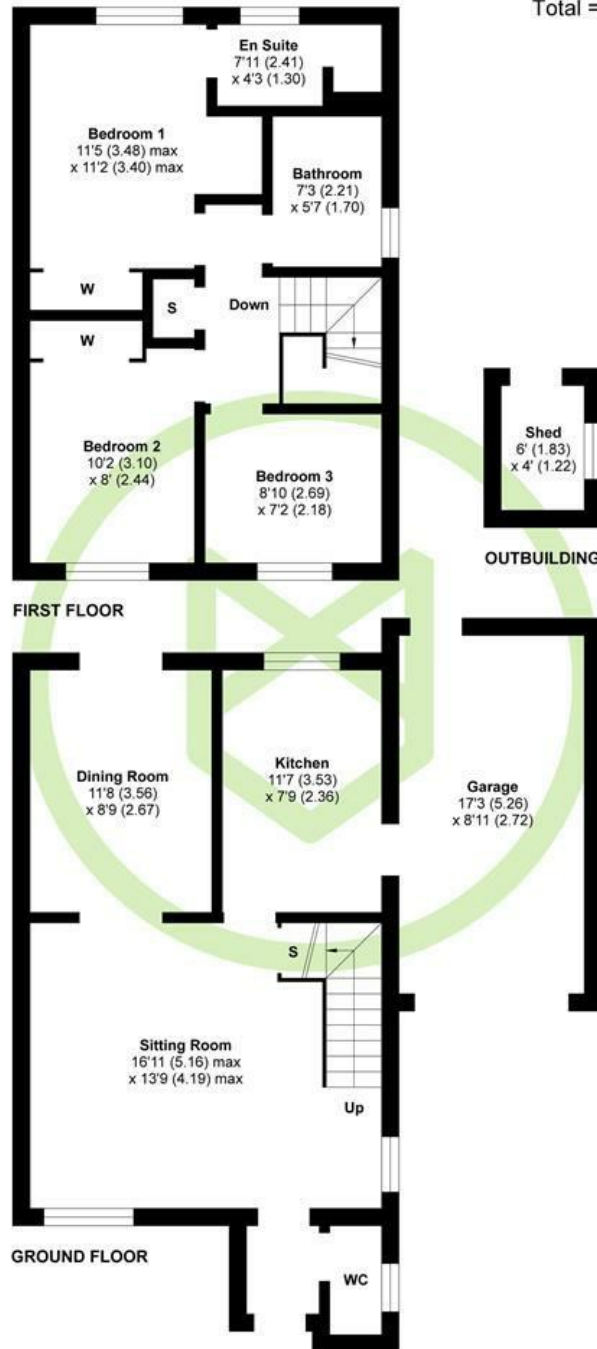


Approximate Area = 1066 sq ft / 99 sq m (includes garage)

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



Summary

Offered for sale with no onward chain is this 3 bed link detached home, available to the market for the first time since built. An 1990's home in need of some updating and offering exception value for money, but with excellent potential to improve and extend. Located in one of Romsey's most desirable modern developments, Campion Drive boast flexible accommodation to include a kitchen, dining room, sitting room, downstairs cloakroom in addition to three bedrooms, en-suite and family bathroom. Furthermore, there is a low maintenance rear garden, driveway parking and garage with power and light

Features

- Three bedroom link detached house
- Great potential to improve
- Two receptions rooms
- En-suite, family bathroom and downstairs cloakroom
- Garage and driveway parking
- Low maintenance rear garden
- Popular residential development
- No onward chain

EPC Rating:

Energy Efficiency Rating

Current 63

Potential 83



38 Champion Drive

Romsey, Hampshire, SO51 7RD

Accommodation

Ground Floor

Upon entering the front door, a small but useful porch area separates the accommodation, and provides access to the cloakroom on the right. This includes a WC and wash hand basin. Stepping through the door from the porch area, the sitting room is presented with stairs leading to the first floor and doors into both the dining room and kitchen. This spacious and sociable area enjoys a pleasant double aspect, boasts a large walk-in under stairs storage cupboard, and flows nicely to accommodation at the back of the home. The dining room has double doors leading to the rear garden, and while there is space for a dining table and chairs, there is also obvious potential to knock through to the kitchen and create a large open plan kitchen/dining room. The kitchen itself is fitted with a range of wall and base units, with a cupboard housing the boiler, a stainless steel sink/drainage and an electric oven with gas hob and extractor canopy over. Additionally there is a space for a tall standing fridge freezer, along with a dishwasher. Another door from here opens into the garage, which houses the washing machine and tumble dryer, as well as a door which presents further access to the garden.

First Floor

The upstairs landing presents access to each of the bedrooms as well as the bathroom and loft space. Bedroom three, a generous single room and bedroom two, a double with fitted wardrobes are both located at the front of the property. Positioned with a rear aspect over the garden is the principal bedroom, also with fitted wardrobes and boasting a useful en-suite facility. The en-suite comprises a WC, wash hand basin and an enclosed shower cubicle. Completing the accommodation is the family bathroom which includes a WC, wash hand basin and a bath with shower over.

Outside

A patio area adjoins the back of the home, which can be accessed from the dining room or garage. This makes for an attractive and sociable seating area, while it is decorated with various potted plants and mature shrubs. The garden is tiered at the rear, with areas laid to shingle for easy maintenance and enclosed with fencing at each side.

Parking

Driveway parking is positioned at the front of the home, while the drive also leads to the garage, accessed via a traditional 'up and over' door. There is also further unrestricted on street parking available on Champion Drive itself.

Location

The quiet, family area of Champion Drive is located on the north 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 on the Winchester Road to Romsey and Winchester. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

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

01794 521339

homes@henshawfox.co.uk

www.henshawfox.co.uk

