



£269,950

HenshawFox

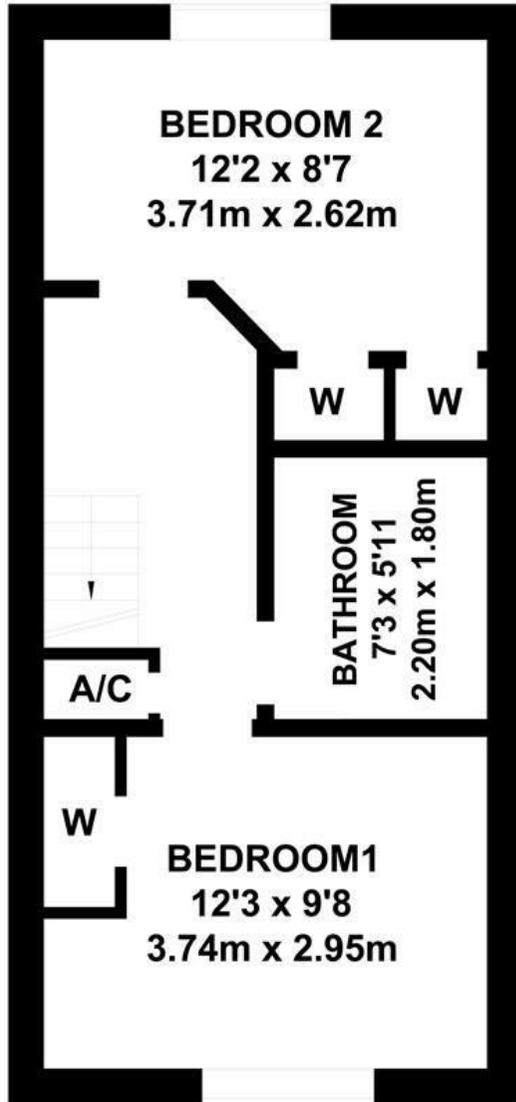


12 Grange Mews, Winchester Hill

Romsey, Hampshire, SO51 7NB

01794 521339
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FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 350 SQ FT / 32.49 SQ M

Summary

Located within Grange Mews, an exclusive development for the over 50's, this charming home is offered for sale following a beautiful renovation by the current owners. The light and airy accommodation comprises two double bedrooms, both with built in wardrobes, bathroom, sitting room with dining area, refurbished kitchen, further ground floor shower room with WC, south facing rear garden and allocated parking.

Features

- Exclusive development For over 50s
- Tucked away in a quiet cul-de-sac
- Two double bedrooms
- Pleasant sitting/dining room & kitchen
- Bathroom & ground floor shower room
- South facing rear garden backing onto further communal gardens
- Allocated parking as well as further visitors parking
- Beautifully finished throughout

EPC Rating:

Energy Efficiency Rating

Current null

Potential null

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Accommodation

Ground Floor

This home is beautifully decorated and kept to an immaculate standard throughout. The spacious entrance hallway houses the stairs that lead to the first floor and provide access to the sitting room, kitchen and ground floor shower room. The shower room has been fitted with a suite comprising WC, wash hand basin and enclosed shower cubicle. The kitchen is fitted with a range of cupboards and drawers, a built-in oven, fitted induction hob with extractor hood over, there is space for a fridge/freezer and space for a washing machine. The large sitting/dining room is located at the rear of the home here and it also boasts a useful under stairs storage cupboard and double doors open onto the rear garden.

First Floor

The first-floor landing provides access to the airing cupboard, the two double bedrooms and the bathroom. Bedroom one is a spacious double room located at the front of the home and benefiting from built in wardrobes. Bedroom two is another double room, overlooking the rear of the home, also boasting a built in double wardrobe and. The bathroom is fitted with a WC, wash basin and bath with shower over.

Outside

The low maintenance, courtyard style rear garden benefits from a pleasant southerly aspect, a gate leads to the rear communal gardens.

Parking

There is one allocated parking space near to the home, in addition to other visitors parking bays.

Location

Grange Mews 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 towns 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.

Sellers Position

Looking for onward purchase

Age

1996

Tenure

Freehold

Management Fee

£275 per quarter

Heating

Gas central heating

Windows

UPVC double glazed throughout

Council Tax

Tax Band C

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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