



£475,000

HenshawFox



12 Bramble Drive

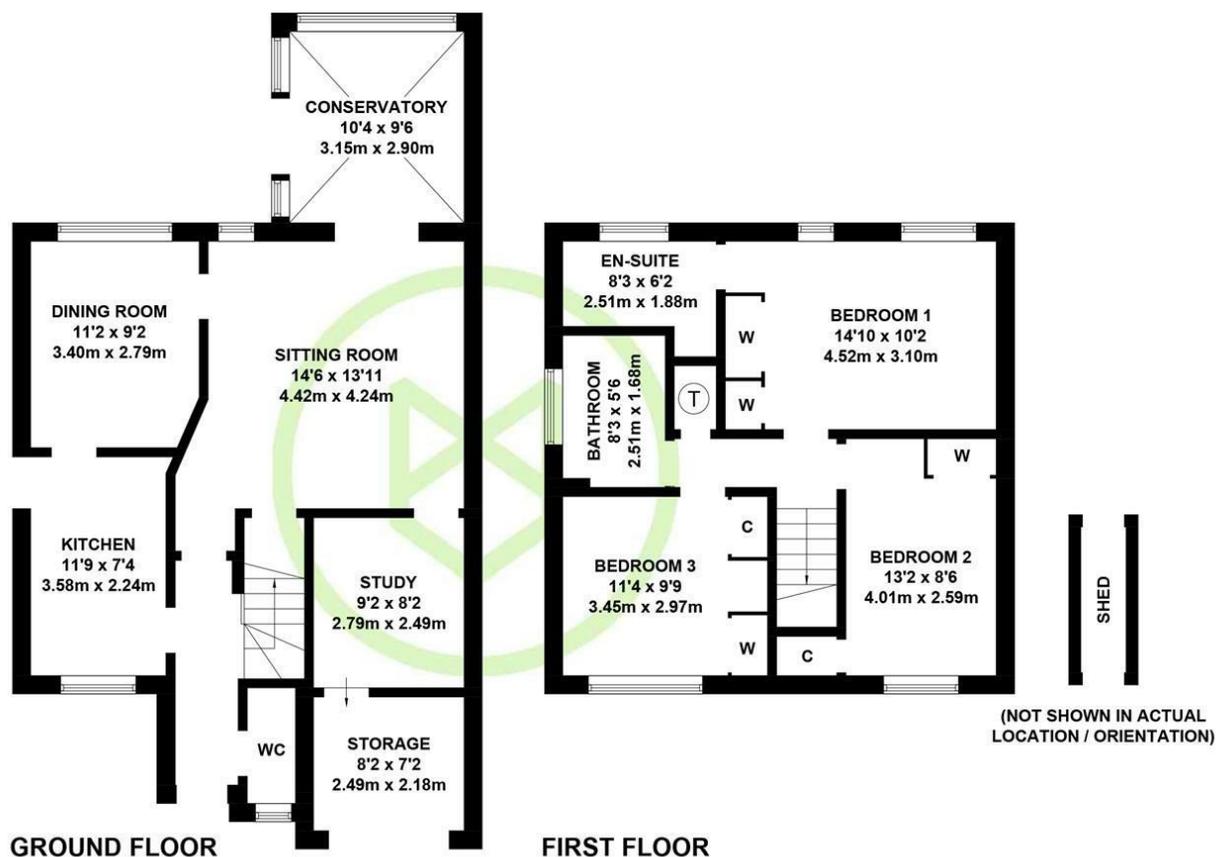
Romsey, Hampshire, SO51 7RJ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 778 SQ FT / 72.3 SQ M
FIRST FLOOR = 554 SQ FT / 51.5 SQ M
SHED = 19 SQ FT / 1.8 SQ M
TOTAL = 1351 SQ FT / 125.6 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID885974)

Summary

A beautifully presented detached home discreetly positioned at the end of a quiet cul-de-sac. The spacious accommodation comprises three double bedrooms, principal room with en-suite, family bathroom, sitting room, kitchen, dining room, conservatory, study and store room. Driveway parking for several cars to the front with secluded low maintenance garden to the rear.

Features

- Beautifully presented three bedroom detached house
- Positioned at the end of a quiet cul-de-sac
- En-suite and family bathroom
- Popular residential development nearby to local amenities
- Private and low maintenance rear garden

EPC Rating:

Energy Efficiency Rating

Current 70

Potential 83

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Accommodation

Ground Floor

The entrance hallway provides access to kitchen, downstairs WC with wash basin, sitting room and stairs leading to the first floor landing. The kitchen has a selection of storage cupboards, built in oven with gas hob, built in dishwasher, door leading to the side passage and access through to the bright and airy dining room. The sitting room is a large open space with a gas fire providing a perfect focal point, doors lead through to the conservatory and to the study. The study is a versatile space allowing different potential uses, currently used as a home office. The store allows useful storage but also acts as utility with plumbing for washing machine.

First Floor

From the first floor landing you have access to all three bedrooms and the family bathroom. Bedroom one is a large double room benefitting from fitted wardrobes and a stylish en-suite comprising shower cubicle, WC and wash basin. Bedrooms two and three are also doubles with built in wardrobes. The family bathroom has been tiled beautifully from floor to ceiling and comprises shower over bath, WC and wash basin.

Outside

The rear garden is a secluded space maximising privacy, mainly laid to lawn with shrub borders and slabbed patio area providing ample outdoor seating and dining.

Parking

Driveway parking is provided to the front of the home.

Location

Bramble Drive is a quiet and desirable location on the north east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey rail way 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, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

Age

1990's

Heating

Gas central heating

Primary School

Cupernham Infant and Junior School

Secondary School

The Romsey School

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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