



3 Nightingale Close

Romsey | Hampshire | SO51 5AY

**WOOLLEY**  
& **WALLIS**



Guide Price £250,000

A delightful ground floor two-bedroom maisonette, with the benefit of an 80ft private rear garden.



## The Property at a Glance

- | Ground Floor Maisonette
- | Sitting Room
- | Two Bedrooms
- | Modern Bathroom
- | Kitchen
- | Garden Room
- | Generous 80ft Garden
- | Ample parking available within the close
- | No Onward Chain

## Property

We have the pleasure to offer for sale this ground floor maisonette within easy reach of central Romsey. The private front door opens to the central hallway. The sitting room has a double-glazed window to the front aspect and is a good size. The kitchen has an ample range of units, space and plumbing for both washing machine and dishwasher, and a wall mounted gas fired central heating boiler. To the rear of the kitchen is the garden room which has French doors opening onto a patio. There are two bedrooms both of which are a good size and a modern bathroom with white suite.

The rear garden is an excellent size with a patio adjacent to the rear and the remainder being laid to lawn with a variety of shrubs and a timber shed. The garden is fully enclosed by fencing with a gate to the side providing pedestrian access to the front.

## Tenure

The property is leasehold held on the remainder of a 125 year lease. Maintenance charge approximately £180.00 per annum.







### Situation

Situated in a residential location and within easy reach of central Romsey. It is conveniently positioned close to a local shop, road links and a bus stop. Romsey itself is a vibrant market town with a superb variety of shops, cafes, restaurants, and pubs. It has excellent road and rail links connecting with the cities of Southampton, Winchester, and Salisbury. Romsey is also surrounded by some wonderful countryside including the New Forest National Park and the Test Valley.

### Directions

Leaving Romsey on Winchester Road, turn right at the roundabout under the railway bridge onto Botley Road. Continue along Botley Road taking the fourth turning on the left into Hillside Avenue and immediately right into Nightingale Close, where the property will be found on the left hand side.

### Services

All main services are connected

### Council Tax

Test Valley Borough Council - Band B

### Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



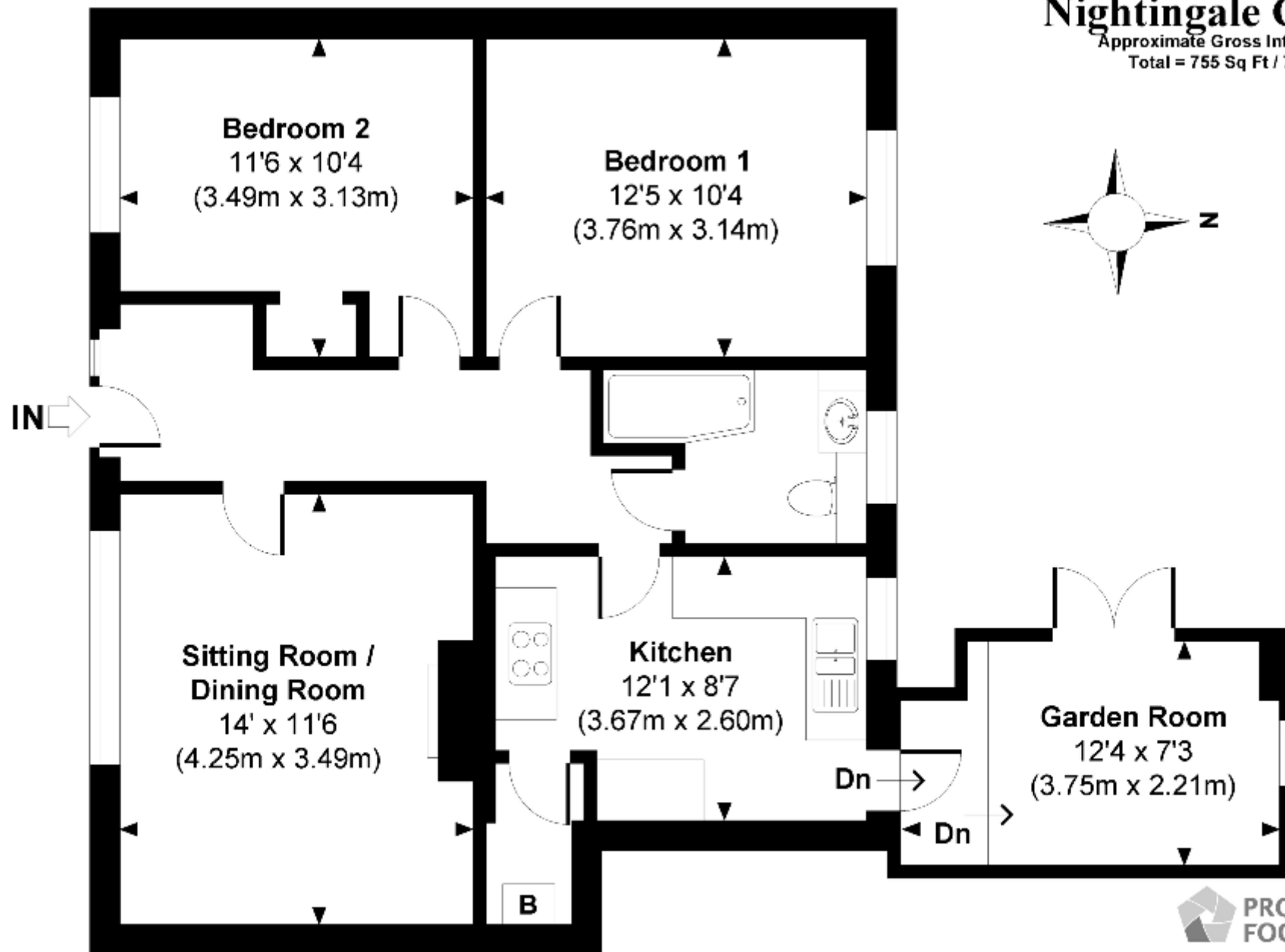
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82-1) <b>A</b>		
(61-81) <b>B</b>		
(51-60) <b>C</b>	77	79
(35-50) <b>D</b>		
(22-34) <b>E</b>		
(11-21) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |  
 01794 512129 romsey@w-w.co.uk | www.w-w.co.uk

# Nightingale Close

Approximate Gross Internal Area

Total = 755 Sq Ft / 70.11 Sq M



## GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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