Connells

Norris Close
Romsey

# Norris Close
# Romsey SO51 7UF

for sale
**£270,000**

## Property Description

Offered with no forward chain, this well-presented two-bedroom mid-terrace home is situated within a popular residential location in Romsey. The property benefits from an entrance hall, spacious lounge, separate dining room with patio doors to the rear garden and a modern fitted kitchen with integrated induction hob and electric oven.

Upstairs offers two generous double bedrooms, both with double glazed windows, alongside a family bathroom with bath and shower over. Additional features include an insulated loft, built-in storage cupboard with lighting and an approximately eight-year-old Worcester combination boiler housed within Bedroom One.

Externally, the property enjoys a mature front garden and an enclosed rear garden with patio area, rear access gate and access to the garage situated to the rear of the property. Conveniently located close to schools, local amenities and transport links, this freehold property would make an ideal first-time purchase, investment or downsize opportunity.

## Entrance Hall

Entrance hall providing access to the property with pathway leading through the mature front garden. Storage cupboard under the stairs.

## Lounge

Floor laid to carpet, double glazed window to front aspect, radiator and access through to the dining room.

## Dining Room

Wood laminate flooring, stairs rising to first floor, double glazed patio doors opening onto the rear garden and access through to the kitchen.

## Kitchen

Modern fitted kitchen comprising a range of wall, base and drawer units with work surfaces over. Integrated electric oven and four-ring induction hob with extractor above. Stainless steel 1.5 bowl sink with mixer tap, splashback tiling, space for washing machine and tall fridge freezer. Double glazed window and door to rear aspect with potential to create an open-plan kitchen/dining arrangement.

## Landing

Double glazed window to front aspect, floor laid to carpet, loft hatch with insulated loft space and a large built-in storage cupboard with lighting.

## Bedroom One

Double glazed window to front aspect, floor laid to carpet, built-in wardrobes and cupboard housing the Worcester combination boiler.

## Bedroom Two

Good size double bedroom with double glazed window to rear aspect and floor laid to carpet.

## Bathroom

Comprising WC, wash hand basin, bath with shower over, localised wall tiling, vinyl flooring and double glazed window.

## Outside

Enclosed rear garden with patio seating area, mature shrubs and borders, timber fencing, rear access gate and access into both the kitchen and dining room.

## Garage

Garage situated to the rear of the property. Has Lighting and power.

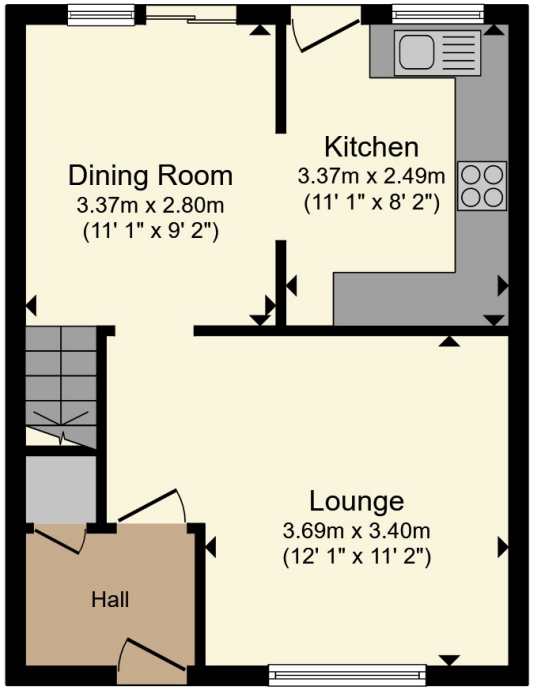
## Location

Norris Close is situated within a well-established residential area of Romsey, offering convenient access to a variety of local amenities, schooling and transport connections.

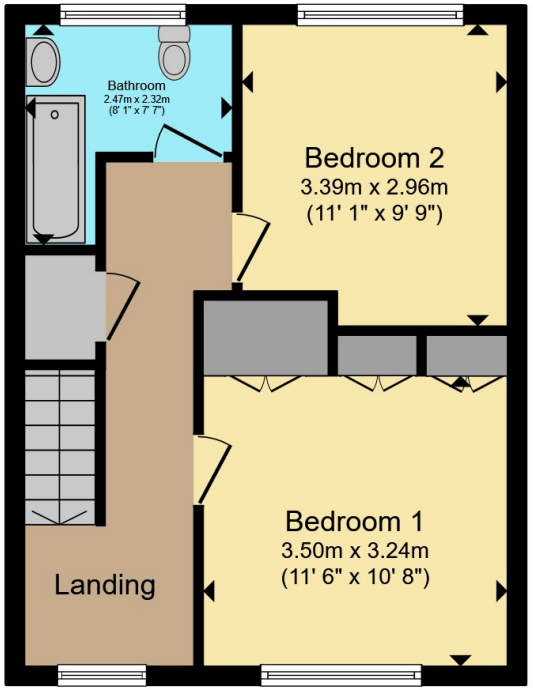
The property is well positioned for access to Romsey town centre, which offers an excellent range of independent shops, cafés, restaurants and supermarkets. Nearby schooling includes both primary and secondary options highly regarded within the local area.

Transport links are excellent, with easy access to the M27 and M3 motorway networks, providing routes towards Southampton, Winchester and beyond. Romsey railway station offers connections to Southampton, Salisbury and surrounding areas, making the location suitable for commuters.

The area also benefits from nearby parks, recreational facilities and pleasant walking routes, contributing to the strong community feel and continued popularity of the location.




**Ground Floor**




**First Floor**

Total floor area 77.1 m² (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

**T 01794 830 833**
**E romsey@connells.co.uk**

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/ROM307078**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk**