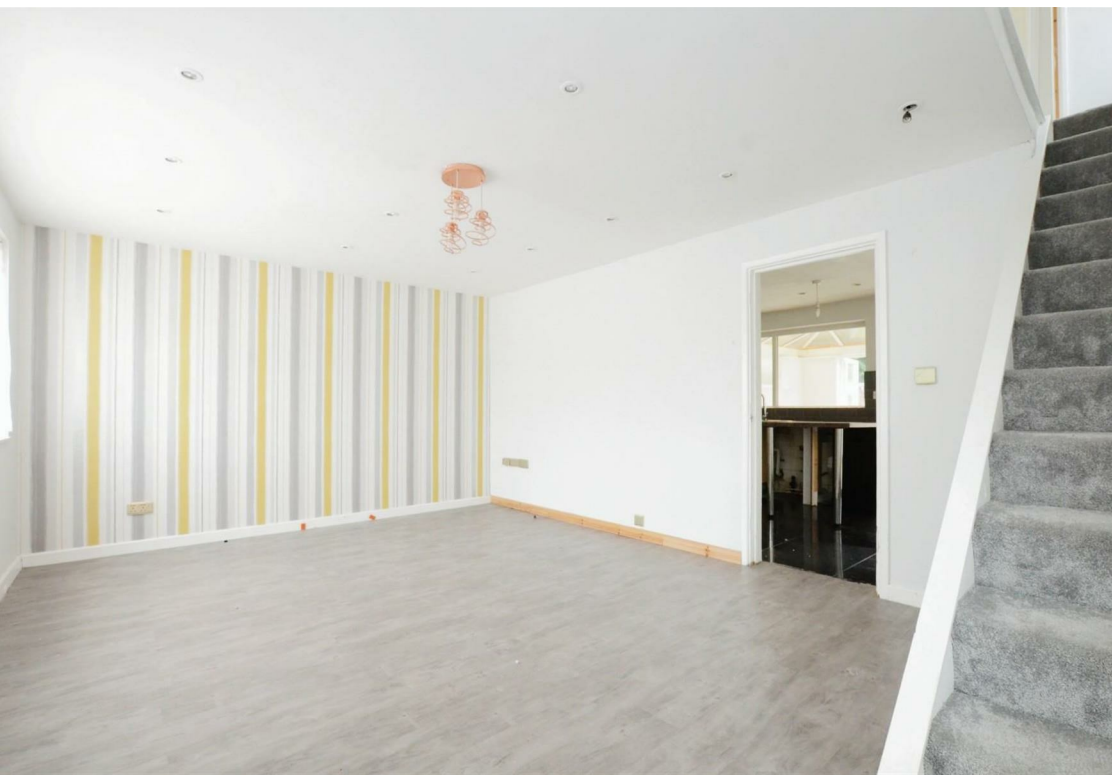


Viney Avenue - £315,000

Stanford  
Est 2005





# 157 Viney Avenue, Romsey, SO51 7NS

**Offers In Excess Of**

**£215,000**

Stanford Estate Agents are pleased to offer this three bedroom, single storey extended, end of terrace house with a substantial garden situated in a popular residential area of Romsey. Located close to local amenities, bus routes and schools.

The accommodation is spacious throughout and on the ground floor you will find an entrance porch, a large living room, kitchen/dining room and a useful conservatory. The first floor offers two double bedrooms, a good sized single bedroom and a family bathroom.

Externally, the property offers ample off road parking and a large lawn area. The rear garden is substantial in size and offers the potential subject to planning for extension. It is fully secured via panel enclosed fencing. The garden is mostly laid to lawn with a raised decking area perfect for entertaining.

**Other Information:**

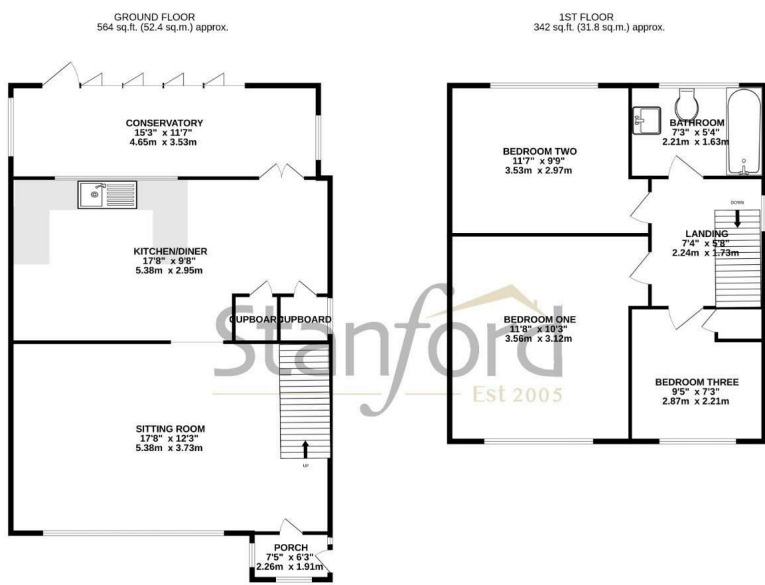
Local Council: Test Valley Council

Council Tax Band: C

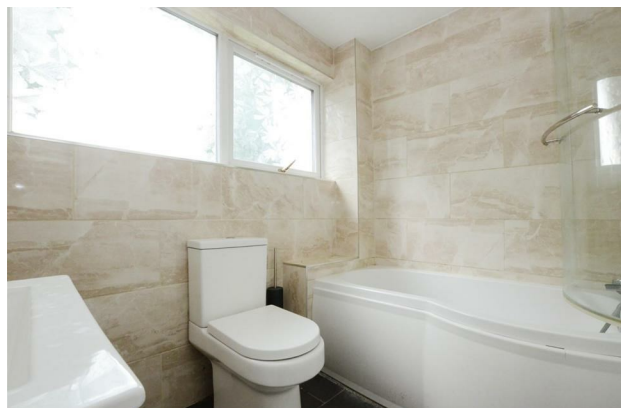
Local Primary School: Cupernham Infant & Junior School

Local Secondary School: The Romsey Academy

Sellers Position: No Forward Chain



**Stanford**  
Est 2005



Energy Efficiency Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**Tel:** 023 8064 7272  
**Email:** eastleigh@stanfordestateagents.co.uk  
**Address:** 23High Street, Eastleigh, SO50 5LF



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