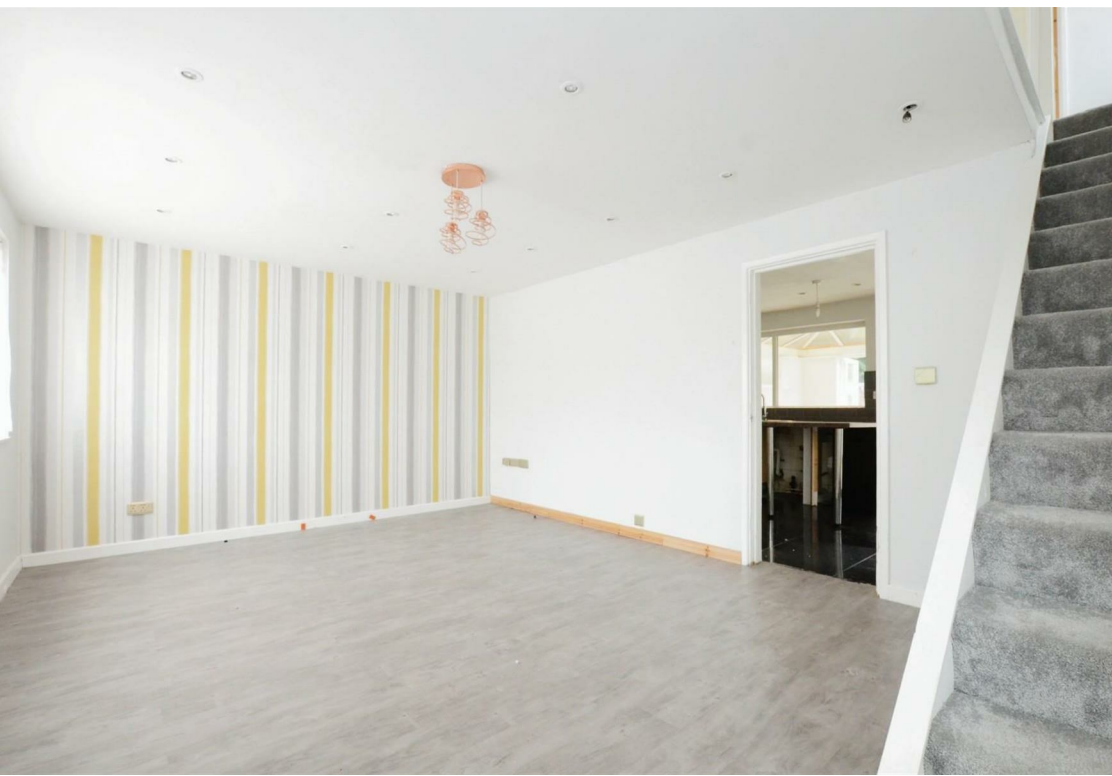


Viney Avenue - £315,000

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:

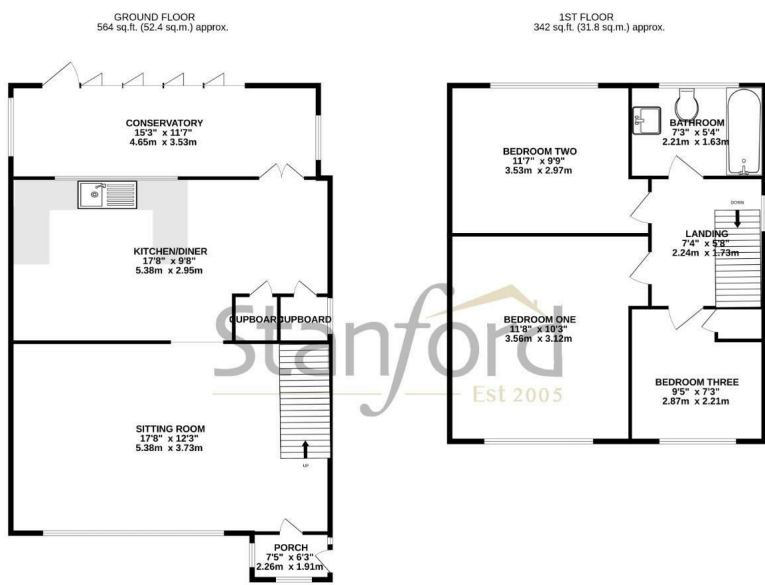
Local Council: Test Valley Council

Council Tax Band: C

Local Primary School: Cupernham Infant & Junior School

Local Secondary School: The Romsey Academy

Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 906 sq ft (84.2 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The benefits, options or appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with iMeasure 10/21



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

