



22 Nutshalling Avenue, Rownhams, Southampton, SO16 8AY

Winkworth



LOVELY FAMILY HOME

Located in the popular residential area of Rownhams and within close proximity of highly sought after schools. The property is within easy reach of Romsey's amenities including the town centre with its variety of shops, banks and restaurants. Access to the M27 motorway is close at hand, which in turn provides access to Bournemouth and the New Forest to the West and Southampton, Eastleigh, Fareham and Portsmouth to the East. There are a number of sporting facilities locally including David Lloyd Leisure and a number of golf clubs within easy reach.

The property comprises entrance hallway leading to the ground floor accommodation with a spacious and well equipped kitchen including fitted double oven and doors to rear garden. There are two further reception rooms currently a cosy sitting room and dining room/home office. Stairs lead to the first floor with three bedrooms and the bathroom.

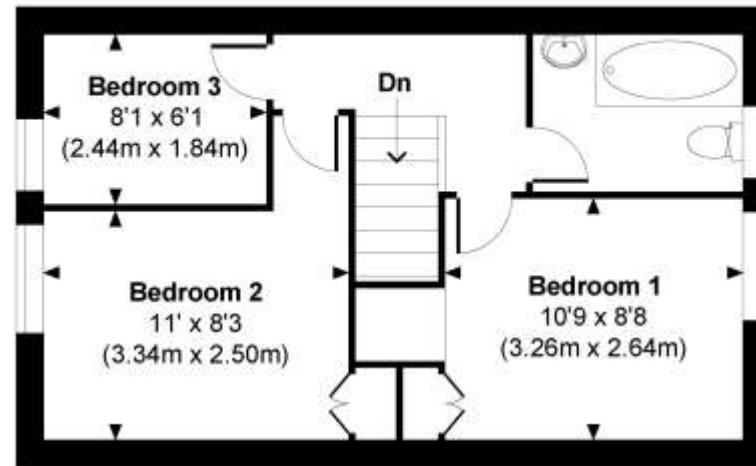
Outside the property is approached via driveway offering plenty of parking and benefits from a detached single garage, there is a front garden laid to lawn. The rear garden benefits from a decked seating area and is fully enclosed with lawn and mature shrubs, there is side access to the driveway.



Winkworth

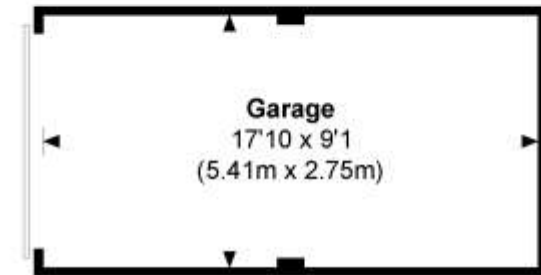
**Address: 22 Nutshalling Avenue,
Rownhams, Southampton, SO16 8AY**

Council Tax Band: "D"

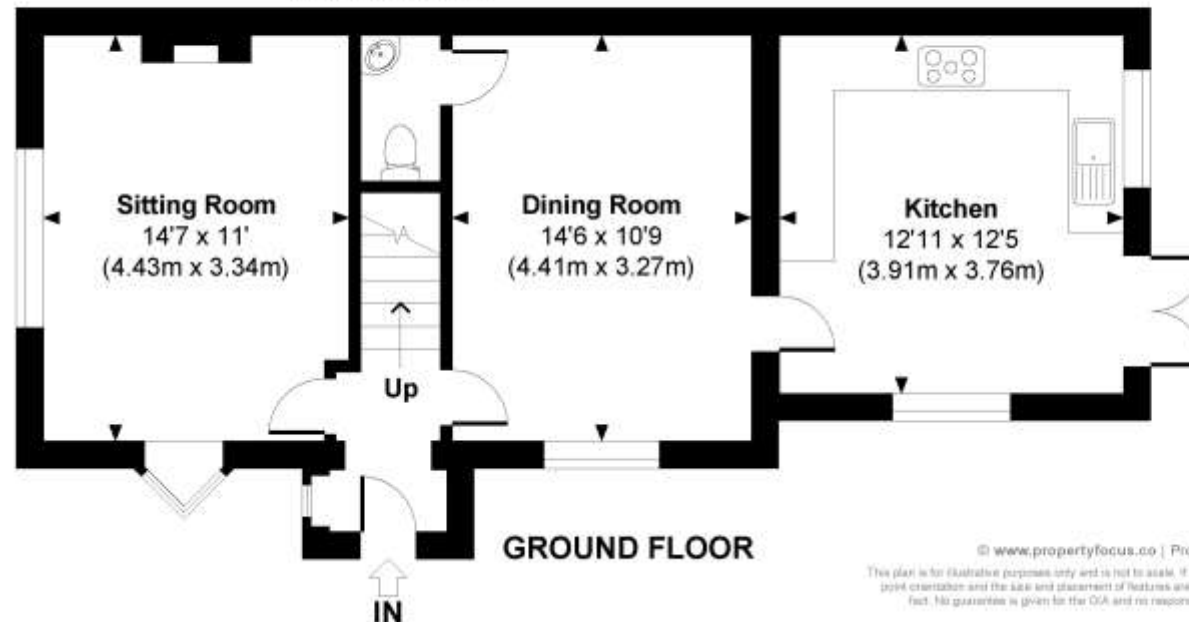


FIRST FLOOR

Nutshalling Avenue
Approximate Gross Internal Area
Main House = 926 Sq Ft / 85.97 Sq M
Garage = 160 Sq Ft / 14.88 Sq M
Total = 1086 Sq Ft / 100.85 Sq M
Outbuildings are not shown in correct orientation or location.



GARAGE



GROUND FLOOR



© www.propertyfocus.co.uk | Professional Property Photography & Floorplans
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.

winkworth.co.uk/romsey

Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA
01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

Winkworth Winchester

2 Black Swan Buildings, Southgate Street,
Winchester, Hampshire, SO23 9DT
01962 866777 | winchester@winkworth.co.uk

Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently