



43 Upton Crescent *Nursling, Southampton, Hampshire, SO16 8AA*

SPENCERS
ROMSEY





A charming 1,158sqft two-bedroom detached chalet bungalow, offering an exciting opportunity to create a truly special home. Requiring modernisation, the property provides significant scope for refurbishment and extension (subject to the necessary planning consents), while enjoying attractive views overlooking Romsey Golf Club.

Ground Floor:

Entrance Hall, Kitchen, Dining Room, Sitting Room, Shower Room, Bedroom Two, Boot Room

First Floor:

Bedroom One

Outside

Driveway Parking, Single Garage, Front & Rear Gardens

Guide Price £425,000



FLOOR PLAN

43 Upton Crescent, Nursling, Southampton, SO16 8AA

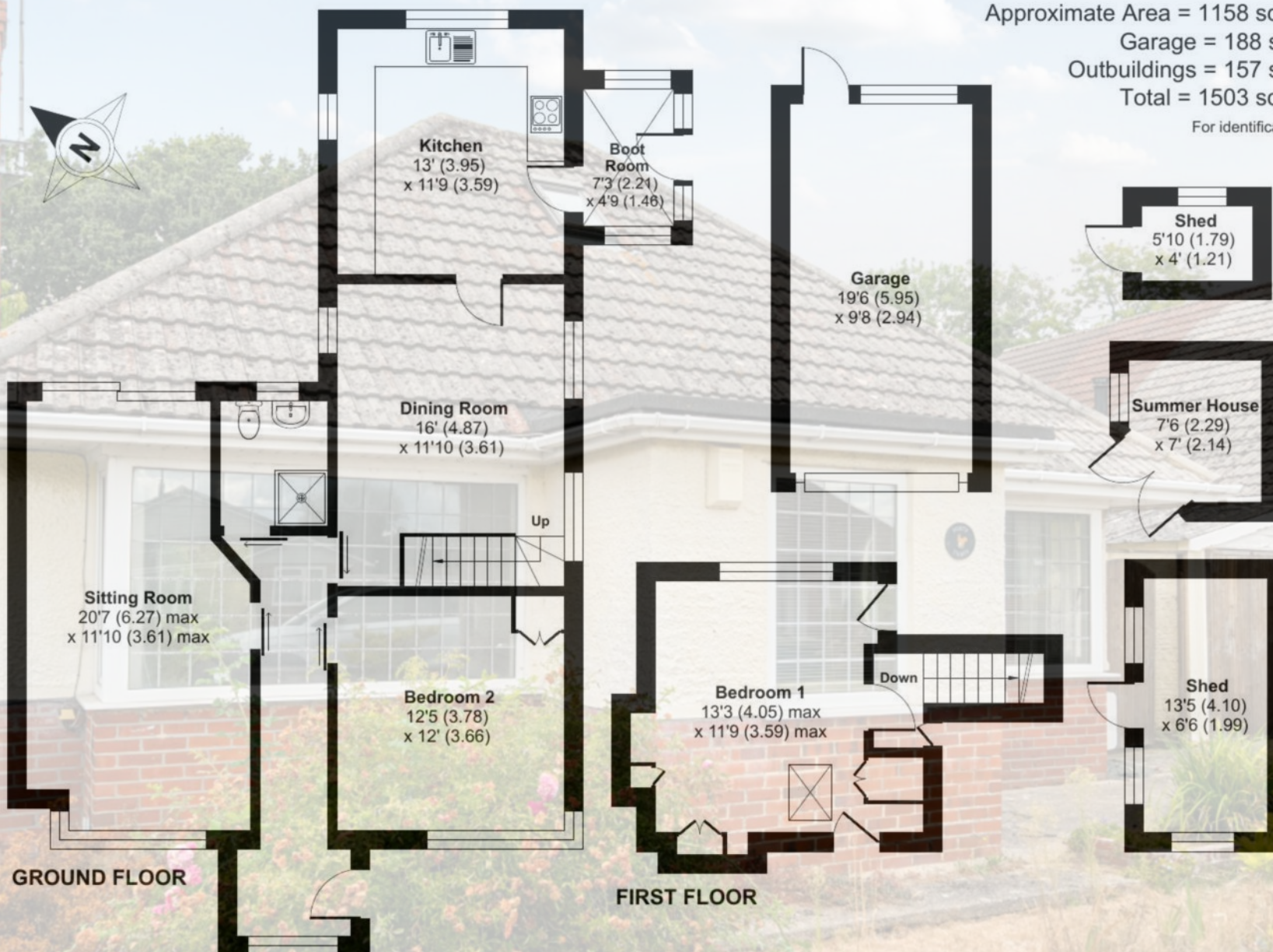
Approximate Area = 1158 sq ft / 107.5 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuildings = 157 sq ft / 14.5 sq m

Total = 1503 sq ft / 139.4 sq m

For identification only - Not to scale



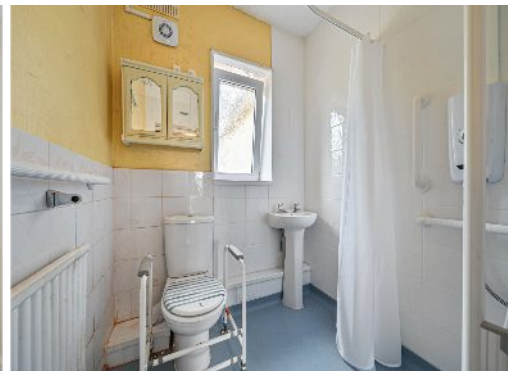


The Property

An internal porch opens into the entrance hallway, which provides access to the principal ground floor accommodation. To the left is a generous 20'7 x 11'10 sitting room, featuring a picture window to one end and glazed sliding doors opening directly onto the rear garden. Opposite is bedroom two, providing a useful ground floor bedroom, while a recently converted wet room serves the ground floor.

Continuing along the hallway, the dining room sits alongside the kitchen. Currently arranged as two separate rooms, there is excellent potential to combine these spaces to create a larger, contemporary kitchen/dining room. A useful boot room connects the kitchen to the rear garden, providing an ideal space for coats, shoes and outdoor equipment.

Stairs rise from the dining room to a small first-floor landing, which leads through to the principal bedroom. Bedroom one benefits from a range of built-in storage cupboards and useful eaves storage, making excellent use of the available space.





Outside

Externally, the property benefits from driveway parking for multiple vehicles and a single garage. The generous rear garden extends towards Romsey Golf Club, enjoying a pleasant outlook and a gate providing access onto a path leading towards the Club House.

Location

Nursling is a popular residential village situated on the southern outskirts of Southampton, offering an excellent balance of convenient commuter connections, everyday amenities and attractive surrounding countryside. The village is well placed for access to Southampton, Romsey and the wider Test Valley, making it particularly appealing to those looking for a quieter setting while remaining within easy reach of the city.

A range of local amenities can be found nearby, including shops, schools, cafés and public houses, while the neighbouring village of Rownhams provides further facilities. There are also a number of recreational opportunities in the surrounding area, with local parks, sports clubs and open countryside providing plenty of scope for walking and outdoor pursuits.

For commuters, the area is particularly well connected. The M27 is readily accessible, providing links towards Southampton, Winchester and the wider motorway network, while the M3 can be reached via the M27. Southampton Central railway station offers regular services to London Waterloo and other major destinations.

The historic market town of Romsey is also within easy reach, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities, together with the picturesque River Test and surrounding countryside.





Additional Information

EPC: D Current: 59 Potential: 68

Council Tax Band: D

Local Authority: Test Valley Borough Council

Services: All mains services connected

Drainage: Public

Heating: Gas Central Heating

Tenure: Freehold

Broadband with speeds of up to 80 Mbps available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Directions

From Spencers Estate Agent in Romsey, head out of the town centre via the B3398, following signs for the A27. Continue onto the A27 and then the A3057, following the road towards Southampton. At the relevant roundabouts, continue straight ahead, remaining on the A27/A3057 before turning towards Upton Crescent. Follow the road into Upton Crescent, where the property can be found.

Important Information

Spencers of Romsey would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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