



21 NELSON CLOSE
STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE











21 NELSON CLOSE, STOCKBRIDGE, HAMPSHIRE SO20 6ES

A SPACIOUS LIGHT AND AIRY MID TERRACE HOUSE WITH FOUR DOUBLE BEDROOMS QUIETLY SITUATED TO THE REAR OF STOCKBRIDGE HIGH STREET IN LEVEL WALKING DISTANCE OF ALL AMENITIES STOCKBRIDGE MARSH AND THE TEST WAY

**SPACIOUS ACCOMMODATION ARRANGED OVER THREE LEVELS
SOME MODERNISATION REQUIRED WITH SCOPE TO RE-STYLE
RECEPTION HALL AND GROUND FLOOR CLOAKROOM
LARGE LIVING ROOM - OPEN PLAN KITCHEN / DINING ROOM
THREE FIRST FLOOR DOUBLE BEDROOMS AND BATHROOM
SECOND FLOOR BED / SITTING ROOM AND BATHROOM
GARAGE IN NEAR BLOCK**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

Nelson Close was built in the 1970s and is located on the south eastern side of Stockbridge High Street set back from the main high street and tourist activity whilst having direct level access to the town. 21 Nelson Close is a mid terrace in a short parade of similar houses. Constructed of brick and tile hung elevations beneath a tiled roof. The property has the benefit of spacious rooms throughout well lit by large windows. Modernisation is required giving the new owners an opportunity to style the property with finishes they prefer. There is also a useful garage in a block located nearby.

LOCATION

The property is situated in Stockbridge which offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, churches, doctors surgery, regular bus services, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a 20 minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about 15 minutes drive away) as well as Grateley (about 10 minutes drive) with fast trains to Waterloo.

ACCOMMODATION

Approach	Wide paved steps rise to broad covered entrance porch with low paving to one side, ideal for potted plants and trees.
Outside	Lantern style light, small pane obscure glazed door with similar panel to side into:
Reception Hall	Staircase with balustrade to side rising to the first floor. Low door to understairs storage cupboard. Pendant light point. Small pane obscure glazed double doors open into kitchen/dining room. White washed panel door to:

Cloakroom	White suite comprising wash hand basin, low level WC, ceiling light point and extractor fan.
Living Room	A large reception room. Electric coal effect fireplace with raised hearth and mantelpiece. Wide bay window overlooking the rear garden with curved built-in brick display shelves beneath. Ceiling and wall light points. Further high level window to rear aspect and half glazed door to rear porch.
Rear Porch	UPVC double glazed windows on brick plinths. Half glazed door to rear garden.
Kitchen / Dining Room	Oil fired Rayburn with two large ovens, traditional double hob and tiled splashback. Long roll top work surfaces with ceramic tiled splashback. A range of high and low level cupboards and drawers. High level glazed display cabinet and dresser to one corner also with glazed cabinets, plate rack and open fronted wine rack. Sharp slimline dishwasher. Further recesses for appliances. Under counter electric oven and grill with ceramic four ring hob above, extractor fan and light over. Limed oak effect flooring. Three ceiling light points. Space for dining room table. Attractive wide bay picture window to the front aspect with views across gardens and towards meadows on one side.
First Floor	.
Landing	Balustrade overlooking stairwell. Further staircase with balustrade to side rising to second floor. Ceiling light point. Doors to:
Bedroom 1	Large double bedroom. Picture window to front aspect. Built-in double wardrobe. Pendant light point.
Bedroom 2	Long double bedroom. Wide picture window to rear aspect. Built-in double wardrobe. Pendant light point.
Bedroom 3	Double bedroom. Picture window to rear aspect. Pendant light point.
Bathroom	White suite. Wash hand basin on tiled stand with double cupboard beneath. Mirror and shaver socket above. Low level WC. Cast iron bath with mixer tap/handheld shower attachment to one end. Floor to ceiling tiling. Oak effect flooring, ceiling light point. Obscure glazed window.
Second Floor	Split level landing. Ceiling light point and door into:
Bedroom Suite 4	A large bed/sitting room. L-shaped with four high Velux windows to the rear aspect. Low door into deep eaves cupboard with large Velux/fire escape. Double wardrobe. Pendant light point. Loft hatch. Eaves storage cupboard and panelled door to:
En Suite Bathroom	White Suite. Pedestal wash hand basin. Low level WC. Bath with mixer shower above and tiled surround. Ceiling light point. Extractor fan.
<u>Outside</u>	
Front Garden	Level front garden. Lawn interspersed with shrubs and specimen tree to the front boundary. Standstone paved path to front entrance.

Rear Garden	Enclosed by tall timber fencing. Shingle terrace. Newly turfed small lawn. Stone retained shrub borders. Path to rear gate. Raised oil tank screened by trellis.
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6ES
Council Tax	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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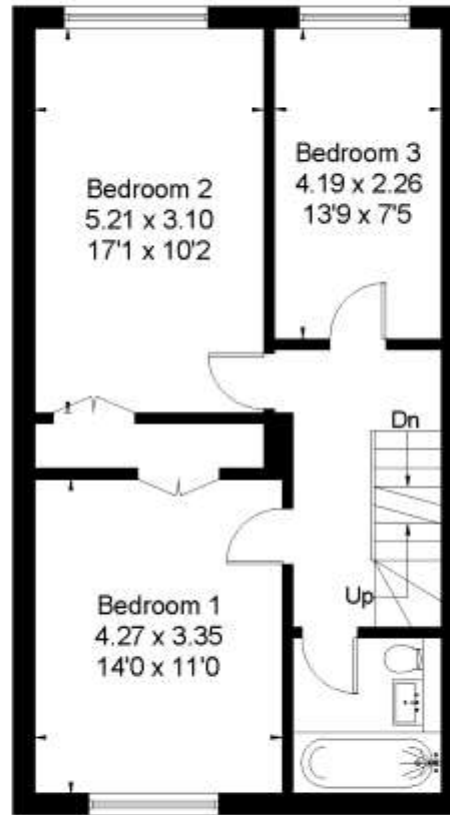
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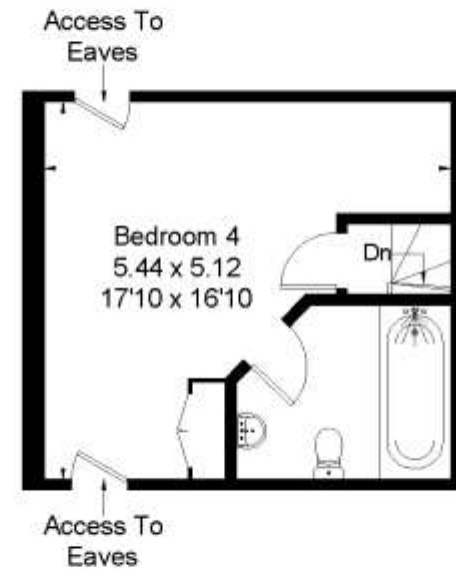
Approximate Floor Area = xxx.x sq m / xxxx sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90440

