



£425,000

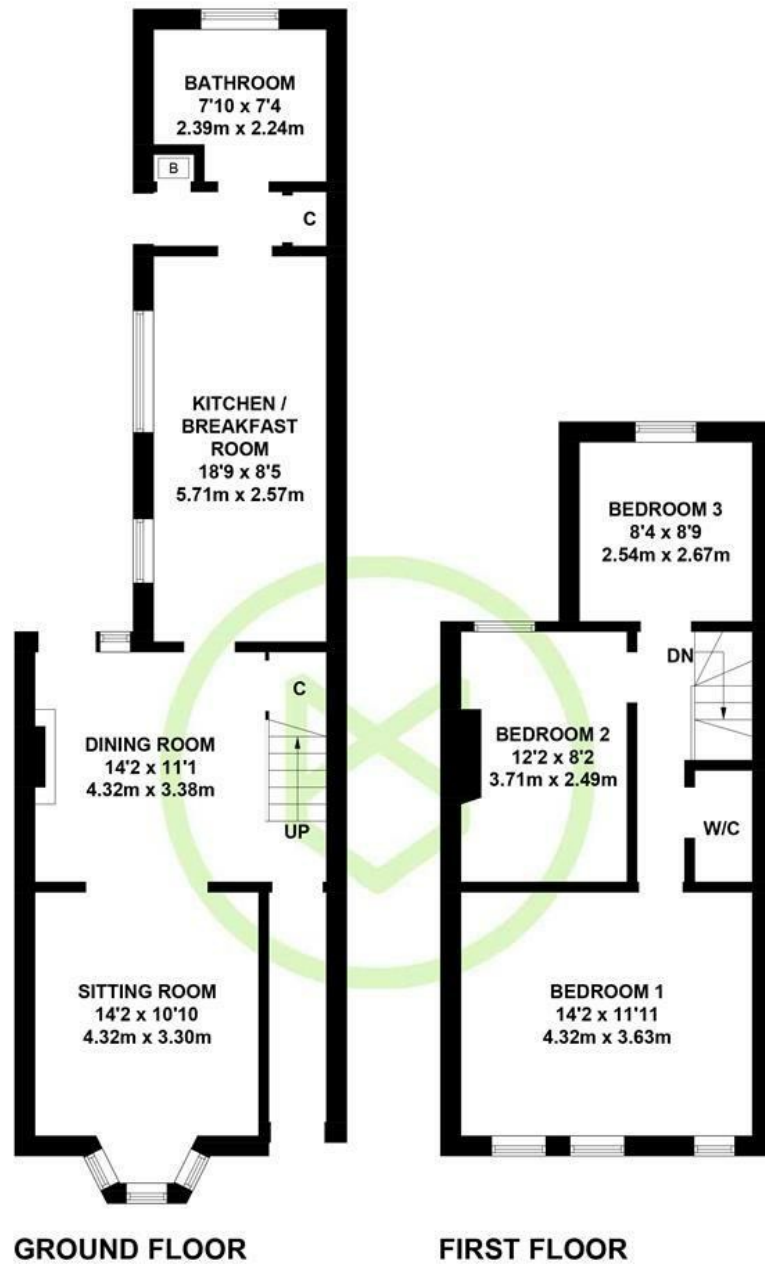
HenshawFox



**46 Alma Road**  
Romsey, Hampshire, SO51 8ED

01794 521339  
homes@henshawfox.co.uk  
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 590 SQ FT / 54.8 SQ M  
 FIRST FLOOR = 422 SQ FT / 39.2 SQ M  
 TOTAL = 1012 SQ FT / 94.0 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID982524)

## Summary

Positioned within the heart of Romsey town centre this beautiful Victorian home has been finished to an exceptionally high standard, offering spacious and light accommodation throughout. Comprising three bedrooms, first floor WC, stunning four-piece bathroom, sitting room opening into dining room with feature fireplace, high specification refitted kitchen/breakfast room, 90ft westerly facing rear garden, permit parking in a near by car park as well as bays outside the home and other nearby roads.

## Features

- Permit parking available in a nearby car park
- Characterful home which has undergone extensive renovation
- 90ft Westerly facing rear garden
- Three bedrooms, four piece bathroom and seperate WC
- Sitting room, dining room & refitted kitchen/breakfast room
- Ideally positioned within Romsey town centre and a short walk from Romsey train station
- Views of Romsey Abbey from the rear of the rear of the home

## EPC Rating:

Energy Efficiency Rating

Current 68 D

Potential 84 B

# 46 Alma Road

Romsey, Hampshire, SO51 8ED

## Accommodation

### Ground Floor

The welcoming entrance hallway leads into the spacious dining room, a feature fireplace provides the perfect focal point, a door leads out to the westerly facing garden and an opening leads into the sitting room, a cosy room with a pleasant bay overlooking the front of the home. The kitchen/breakfast room is a generous and light space, the kitchen has been refitted to an excellent standard with stylish wood block worktops, a fitted oven, induction hob with extractor over, fridge/freezer and dishwasher, there is space for table and chairs. The rear lobby has a cupboard with space and plumbing for a washing machine and another cupboard housing the 'Vaillant' boiler. The four piece bathroom is fully tiled and is refitted with a modern white suite comprising WC, wash basin, walk in shower, bath and heated towel rail.

### First Floor

The first floor landing provides access to the WC and three bedrooms. All three bedrooms are a generous size, bedrooms two and three overlook the rear garden and have views of the Romsey Abbey. The WC is refitted with a modern suite comprising WC and wash basin.

### Outside

The rear garden is a particular feature of the home, measuring approximately 90ft in length and offering a pleasant westerly aspect. A paved area adjoins the rear of the home, the remainder of the garden is mainly laid to lawn with established shrubs and hedging. A gate provides rear access.

### Parking

The home benefits from having residents permit parking within a nearby car park with 8 spaces available, exclusively for a selection of houses on Alma Road. The car park is located when turning off the Alma Road roundabout into Waitrose, immediately on the right hand side. Residents permit parking is also available directly outside the home and other nearby roads, Alma Road public car park is also short walk away.

### Location

Alma Road is in the heart of Romsey, located within a short level walk of the town centre along with all the extensive amenities this market town has to offer including Waitrose, Mole Country Store, Romsey Library, the coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

### Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

### Sellers Position

No forward chain

### Age

Early 1900s

### Tenure

Freehold

### Heating

Gas Central Heating

### Primary School

Romsey Primary School

### Secondary School

The Romsey Academy

### Council Tax

Band D - Test Valley Borough Council

## Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

01794 521339

homes@henshawfox.co.uk

www.henshawfox.co.uk

