



1a Bridge Road | £399,000
Romsey, Hampshire, SO51 8JD

 Henshaw Fox



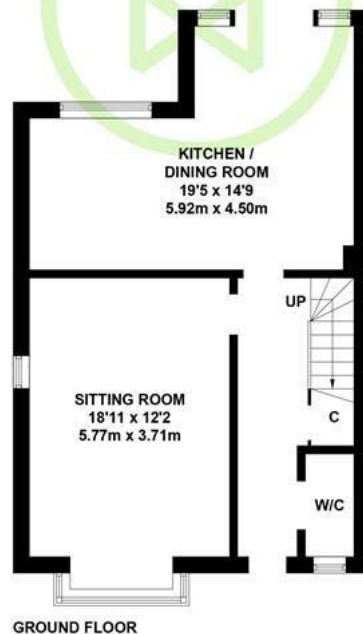
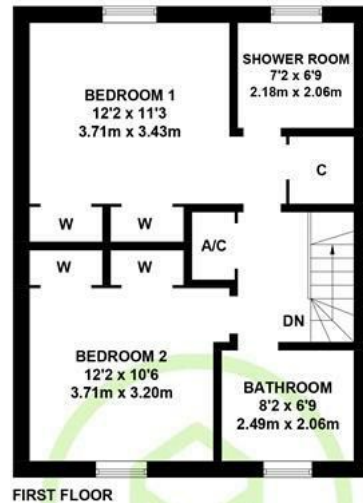
1a Bridge Road
Romsey, Hampshire, SO51 8JD

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Summary

Offered with no onward chain, this rarely available two bedroom semi-detached house is situated on the grounds of the highly sought after Churchill retirement development, Abbey Lodge. A short stroll to local amenities, this modern over 60's property comprises two double bedrooms, en-suite, shower room, spacious sitting room, open plan kitchen/dining room and useful downstairs cloakroom. Outside, the home features a secluded rear garden and allocated parking for one vehicle to the front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 593 SQ FT / 55.1 SQ M
FIRST FLOOR = 523 SQ FT / 48.6 SQ M
TOTAL = 1116 SQ FT / 103.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1019238)

Summary

- Rarely available over 60's semi-detached house
- Open plan kitchen/dining room
- Downstairs cloakroom, shower room and en-suite
- Allocated parking for one vehicle
- Offered with no onward chain
- Ideally situated on a short flat walk into Romsey Town Centre

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor

Upon entry, the inviting entrance hallway provides access to the sitting room, under stairs storage cupboard, downstairs cloakroom comprising WC and wash basin, kitchen/dining room and stairs leading to the first floor landing. The pleasant sitting room has a bright dual aspect and large bay window overlooking to the front of the home. Situated at the rear, the open plan kitchen/dining room has double doors leading to the rear garden, ample space for dining table and chairs and an array of storage units and built in appliances including fridge/freezer, mid level oven, gas hob with extractor above, washer/dryer and dishwasher.

First Floor

The first floor landing allows access for both bedrooms, airing cupboard, storage cupboard and shower room. The principal bedroom is a spacious double with two built in wardrobes, further walk in wardrobe and en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Bedroom two is also a good size double with two built in wardrobes. The shower room has a walk in shower, WC, wash basin and heated towel rail.

Outside

The rear garden is mainly laid to lawn with useful adjoining patio area, laurel hedging, established shrubs, garden shed and path leading to gate providing side access.

Parking

Allocated parking for one vehicle

Location

Bridge Road is situated within a short level walk of Romsey Town town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Further Information

The Lodge manager is on hand during the day to support the Owners and keep the development in good order as well as arranging many regular events in the Owners' Lounge from coffee mornings to afternoon games. A Guest Suite is available for family and friends. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Abbey Lodge has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team.

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.

Age

Built in 2015

Tenure

Leasehold

Length of Lease

116 years remaining

Ground Rent

£537 per annum

Service Charge

£1,168 per annum

Heating

Gas central heating

Windows

UPVC double glazed

Council Tax

Test Valley - Band E

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