



18 Church Road | £475,000
Romsey, SO51 8EY





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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A beautifully presented townhouse offering spacious and light accommodation throughout with wonderful views of Romsey Abbey and sold with no forward chain. Comprising three double bedrooms, en-suite shower room, family bathroom, large sitting room, modern kitchen/dining room, enclosed courtyard rear garden and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR (INCLUDING GARAGE) = 397 SQ FT / 36.9 SQ M
FIRST FLOOR = 438 SQ FT / 40.7 SQ M
SECOND FLOOR (EXCLUDING EAVES) = 306 SQ FT / 28.4 SQ M
TOTAL = 1265 SQ FT / 117.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1051575)

Summary

- An enviable location overlooking Romsey Abbey and the grounds
- Spacious and light accommodation set over three floors
- Sitting room with large westerly facing picture window overlooking Romsey Abbey grounds
- Low maintenance rear garden
- Perfectly positioned within the heart of Romsey town centre
- Integral garage to the home and further residents permit parking available in Church Road
- No forward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The large and welcoming entrance hallway provides access to the first floor via the staircase, access to the understairs storage area, the kitchen/dining room and the garage. The kitchen/dining room is located at the rear of the home, double doors open out to the rear garden, there are a range of fitted cupboards and drawers, built in oven with hob and extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer and space for dining room table and chairs.

First Floor

The first-floor landing provides access to a storage/airing cupboard, the family bathroom, bedroom two and the sitting room. The sitting room is a wonderfully light space with a large picture window offering views over the Romsey Abbey and grounds, such is the size of the sitting room there is also space for further dining table or study area. Bedroom two is a good size double room benefiting from a built-in wardrobe and views over the rear of the property. The family bathroom is fitted with a white suite comprising WC, wash basin with storage under, bath with shower attachment and heated towel rail.

Second Floor

The second-floor landing provides access to bedroom one, bedroom three and a large storage cupboard. Bedroom one is a good size double room benefiting from a built-in wardrobe, eaves storage and a dormer window providing views over Romsey Abbey and surrounding grounds. The en-suite is fitted with a WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom three is a good size room which benefits from eaves storage and a window providing views over the rear of the home.

Outside

The low maintenance rear garden is accessed via double doors from the dining area and a gate accessed from the courtyard behind. The garden is laid to paving enclosed by a brick wall and fencing.

Parking

The garage has electric up and over door with power and lighting, permit parking is available on nearby roads within Romsey town centre.

Location

Church Road is situated within the 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.

Tenure

Leasehold

Length Of Lease

150 Years from 1978

Service Charge

Approximately £1,528 per year, paid quarterly

Heating

Gas central heating

Council Tax

Band E - Test Valley Borough Council

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 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.

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