



1 Sydmanton Road | £365,000
Romsey, Hampshire, SO51 5RL

 Henshaw Fox



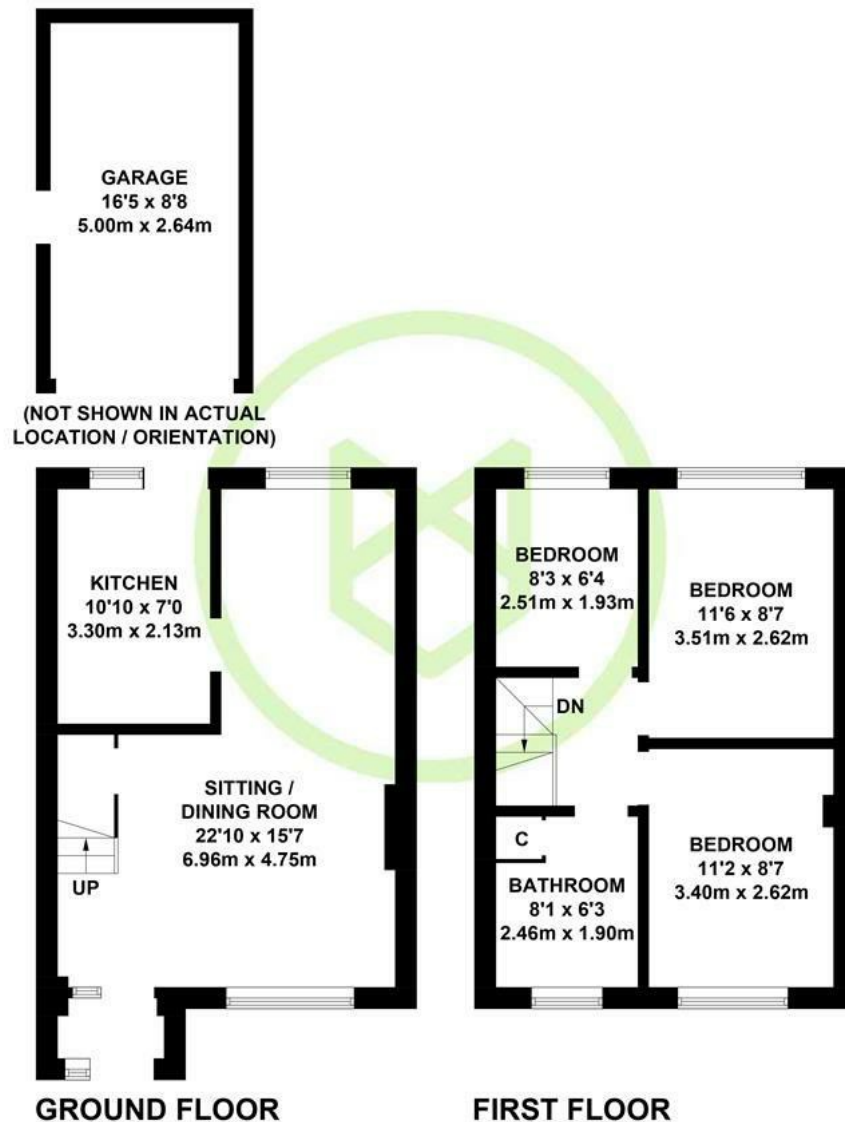
1 Sydmanton Road
Romsey, Hampshire, SO51 5RL

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Summary

An impressive semi-detached house, positioned a short flat walk to Romsey Town centre and local amenities. This delightful home features three bedrooms, modern bathroom, open plan sitting/dining area and bespoke kitchen. Outside, the home enjoys a pleasant south facing rear garden, driveway parking and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 373 SQ FT / 34.7 SQ M
FIRST FLOOR = 357 SQ FT / 33.2 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 876 SQ FT / 81.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1071917)

Summary

- Situated within a short flat walk of Romsey Town centre
- Bespoke fitted kitchen and modern bathroom
- Three bedroom semi-detached house
- Secluded south facing rear garden
- Driveway parking leading to garage
- Catchment for the Romsey Primary and The Moutbatten Secondary School

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

Upon entry, a useful porch opens into the open plan sitting/dining area which features dual aspect windows, doorway to kitchen at rear of the home, stairs to the first floor landing and under stairs storage cupboard. The bespoke fitted kitchen has modern tiling, door to the rear garden, selection of wall and base storage units and integrated appliances such as oven, fridge/freezer, washer/dryer, hob with extractor above and dishwasher.

First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a generous double which onlooks the rear garden. Bedroom two is also a double room which onlooks the front aspect. Bedroom three is an ample single or perfect study space. The modern bathroom features stylish floor to ceiling tiles, shower over bath, WC, wash basin, airing cupboard and heated towel rail.

Outside

The south facing rear garden enjoys a good level of seclusion and features a large adjoining patio, area of lawn, selection of mature shrub borders, timber shed, gate leading to the front of the home and side door into the garage.

Parking

Driveway parking leading to garage with up and over door

Location

The popular district of Tadburn is within a flat level walk Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Tadburn Road and on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

Tenure

Freehold

Sellers Position

Buying on

Infant and Junior School

The Romsey Primary School

Secondary School

The Mountbatten Secondary School

Council Tax

Test Valley - Band C

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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