



Henshaw Fox  
Romsey  
For sale  
01794 524239

£340,000

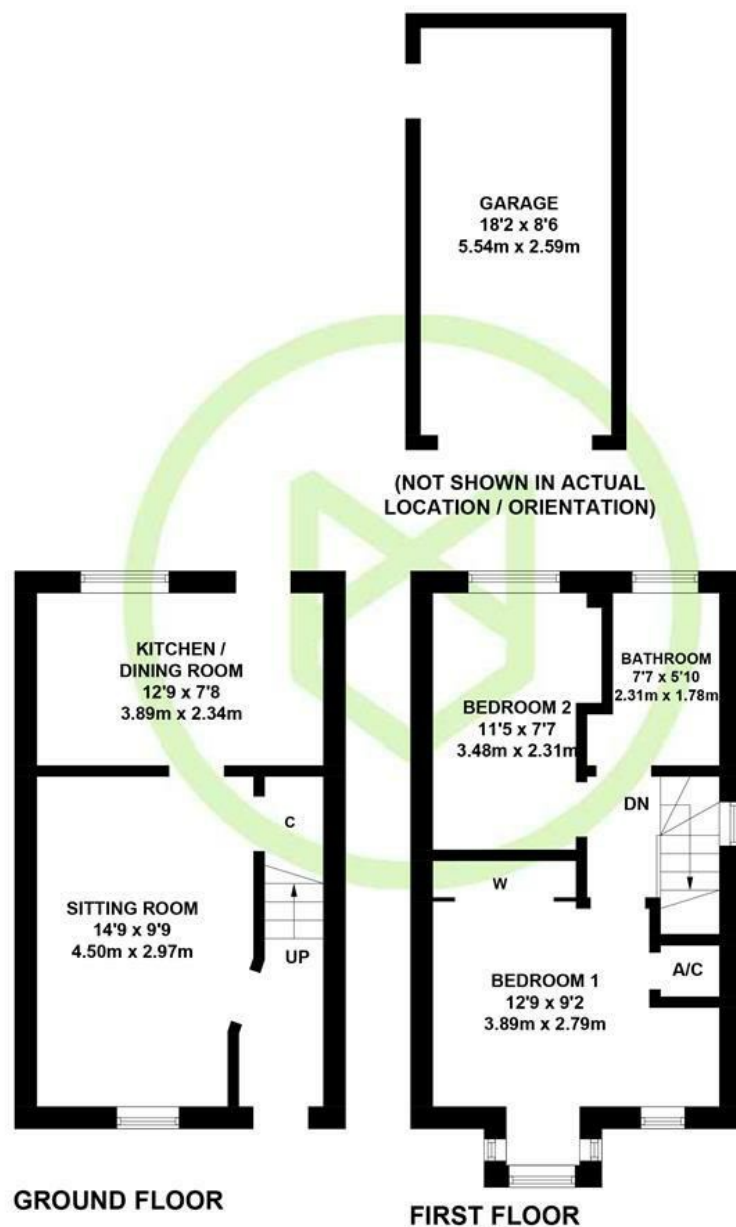
HenshawFox



**12 St. Johns Gardens**  
Fishlake Meadows, Romsey, Hampshire, SO51 7RW

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





APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 294 SQ FT / 27.3 SQ M  
 FIRST FLOOR = 302 SQ FT / 28.1 SQ M  
 GARAGE = 155 SQ FT / 14.4 SQ M  
 TOTAL = 751 SQ FT / 69.8 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID995578)

## Summary

A beautifully presented home located within a quiet closed road and on a short flat walk into Romsey town centre. The accommodation offers two bedrooms, bathroom, sitting room, modern kitchen/dining room with fitted appliances, pleasant rear garden, parking and a garage.

## Features

- Located within a quiet closed road
- Near to Romsey railway station and on a short flat walk into Romsey town centre
- Sellers found property to purchase
- Two bedrooms and bathroom
- Sitting room & modern kitchen/dining room
- Off road parking and garage

## EPC Rating:

Energy Efficiency Rating

Current 55

Potential 87

# 12 St. Johns Gardens

Fishlake Meadows, Romsey, Hampshire, SO51 7RW

## Accommodation

### Ground Floor

The entrance hallway provides access to sitting room, a pleasant room with understairs storage and a window overlooking the front aspect. The kitchen/dining room is located to the rear of the home, overlooking the rear garden. There is a range of cupboards and drawers, integrated appliances included a dishwasher, washing machine, oven, hob with extractor over and fridge. There is space for a dining table and a door opens to the rear garden.

### First Floor

The first floor landing provides access to the two bedrooms and bathroom. Bedroom one is a large double room, providing access to a built in wardrobe and the airing cupboard. Bedroom two is also a good size room and overlooks the rear garden. The bathroom is fitted with a white suite comprising WC, wash basin, bath with shower over and heated towel rail.

### Outside

The rear garden has a patio adjoining the rear of the home, an area laid to lawn and pleasant borders. A gate provides access to parking in front of the garage and a door opens into the garage.

### Parking

Parking is located along side the home and in front of the garage. The garage has power, lighting and an up over door.

### Location

Fishlake Meadows is one of the most sought-after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

### Sellers Position

Found property to purchase

### Age

1990s

### Tenure

Freehold

### Heating

Gas central heating

### Primary School

Romsey Primary School

### Secondary School

The Romsey Academy

### Council Tax

Band C - 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

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