



13 Lansdowne Close | £420,000
Romsey, Hampshire, SO51 8FQ





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Summary

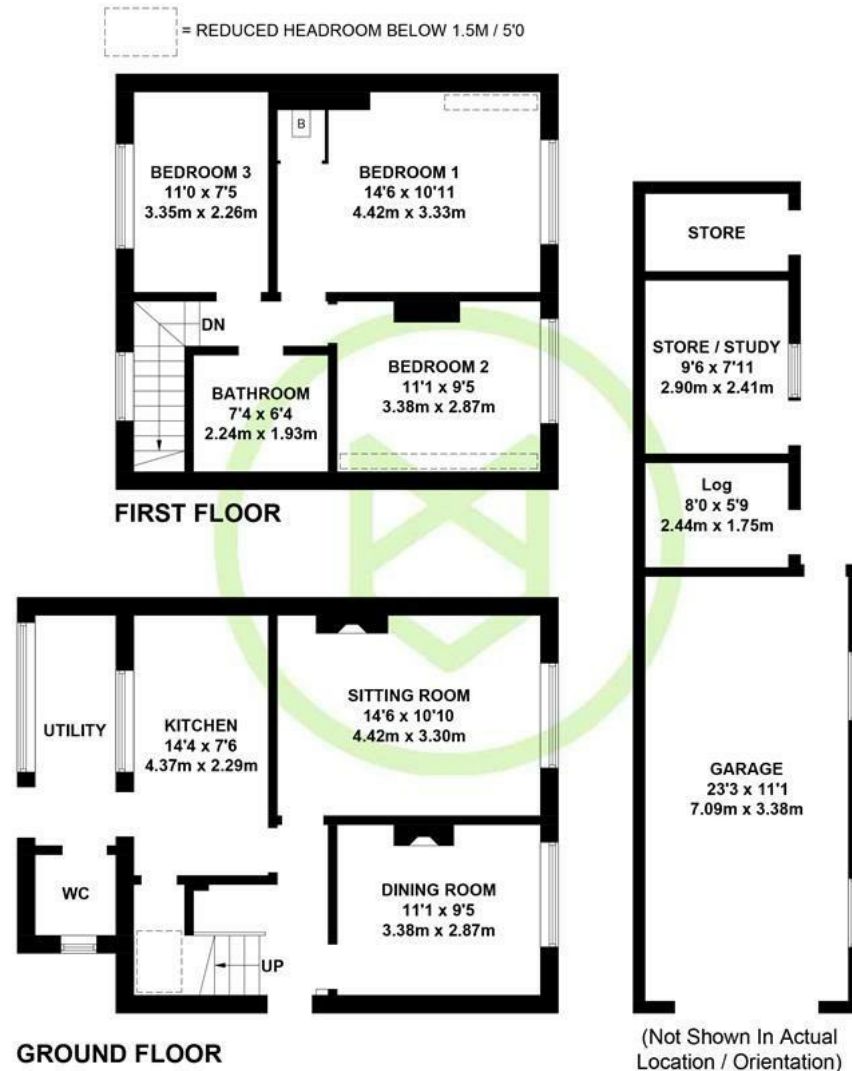
This charming end of terrace family home enjoys an elevated position on the fringes of Romsey town centre and close to an abundance of amenities. The well maintained accommodation comprises three double bedrooms and family bathroom on the first floor with a separate lounge and dining room, complemented by a kitchen/breakfast room, utility room and ground floor WC. The private gardens are bordered by neatly trimmed hedgerows with off road parking. Two large timber outbuildings provide useful storage with pedestrian access to the rear garden.

Features

- A charming end of terrace home offered for sale with no chain
- Elevated and private position
- Located within Romsey town centre
- Three double bedrooms
- Separate sitting & dining room
- Kitchen breakfast room, utility room and ground floor WC
- Driveway parking
- Large detached garage/workshop and storage sheds

EPC Rating

Energy Efficiency Rating
Current D
Potential B



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Ground Floor

The front door opens into the entrance hall with a useful recess next to the stairs for coats and shoes. The sitting room features an ornamental mantle place with a separate dining room adjacent. The kitchen/breakfast room offers a range of white wall and base units with contrasting work surface and breakfast bar. There is space for a cooker, space and plumbing for a slimline dishwasher and fridge. The utility room offers additional workspace and sink with plumbing for white goods and access to the rear garden. The ground floor WC is fitted with a vanity unit, mounted wash basin and WC.

First Floor

The first floor landing allows access to the loft space via a hatch and pull down ladder and serves the three double bedrooms. The shelved airing cupboard is situated in bedroom one. The family bathroom comprises a panelled bath and separate shower cubicle, mounted wash basin and WC.

Parking

Ample parking is available on the driveway extending to a large detached garage/workshop fitted with power and light.

Outside

The front garden is predominantly laid to lawn with neatly trimmed hedgerow to the front boundary with a pedestrian gate and path to the front door. A secure side gate accesses the rear garden which is paved with planted borders. Two additional sheds offer useful storage space as well as an open garden store. A rear gate provides pedestrian access to the garden.

Location

Lansdowne Close is near the heart of Romsey, located within a short level walk of the historic town centre along with all the extensive amenities this market town has to offer including Waitrose, Romsey Library, 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.

Sellers Position

No forward chain

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

Romsey Abbey School

Secondary School

The Mountbatten School

Council Tax

Band C - 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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