



20 Portersbridge Street | £415,000  
Romsey, Hampshire, SO51 8DJ







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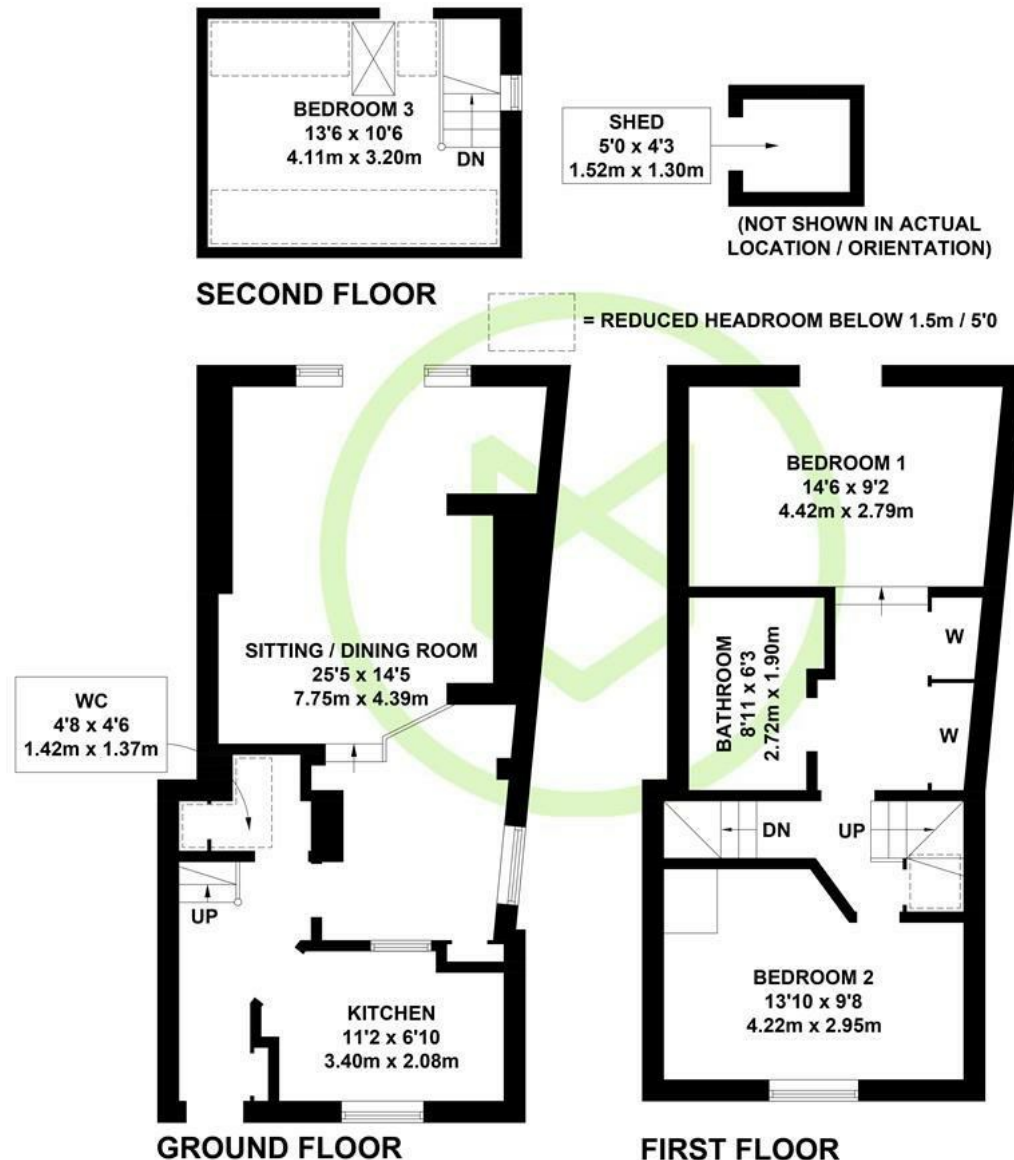
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## Summary

Positioned in the heart of Romsey town centre on the desirable Portersbridge Street, this splendid period home is rich with charm and character throughout. The ground floor accommodation features a modern kitchen, useful downstairs WC and open plan sitting/dining area. The first floor enjoys two spacious bedrooms and family bathroom. The second floor occupies the third bedroom which could also make the perfect office/study space. Outside, the home benefits from a private and low maintenance rear garden. On street permit parking available.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 475 SQ FT / 44.1 SQ M  
FIRST FLOOR = 434 SQ FT / 40.3 SQ M  
SECOND FLOOR = 141 SQ FT / 13.1 SQ M  
SHED = 20 SQ FT / 1.9 SQ M  
TOTAL = 1070 SQ FT / 99.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1119671)

## Features

- Period residence, situated in the heart of Romsey town centre
- Array of characterful features and charm throughout
- Three bedrooms
- Private rear garden
- Open plan sitting/dining area with Inglenook fireplace
- Modern kitchen
- On street permit parking available

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C

# 20, Portersbridge Street, Romsey, Hampshire, SO51 8DJ

## Ground Floor

The inviting entrance hall provides access to the sitting/dining room, kitchen, stairs leading to the first floor landing and downstairs cloakroom comprising WC, wash basin, storage area and plumbing for washing machine. Situated at the front of the home, the modern kitchen has a serving hatch through to the sitting/dining area, selection of wall and base storage units, butler sink, space for fridge/freezer, space for cooker with extractor above, integrated microwave and integrated dishwasher. The dining area opens to sitting room which has an array of charm featuring wooden beams, Inglenook fireplace and doors out to the rear garden.

## First Floor

The first floor landing provides access to the principal bedroom with dressing area, bedroom two, family bathroom and stairs leading to the second floor. The principal bedroom is a generous double with built in double wardrobe and Juliet balcony overlooking the rear garden. Bedroom two is a double which looks out to Portersbridge Street. The family bathroom features a shower unit, bath, WC and wash basin.

## Second Floor

Located on the second floor, bedroom three is an ample double or perfect storage area with Velux window.

## Outside

The low maintenance rear garden boasts a high level of privacy and features an adjoining patio, area of artificial grass, flower beds and useful outdoor store.

## Location

Portersbridge Street 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, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas central

## Council tax

Test Valley - Band D

## 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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