



3 Ganger Road | £317,500
Romsey, Hampshire, SO51 7UB





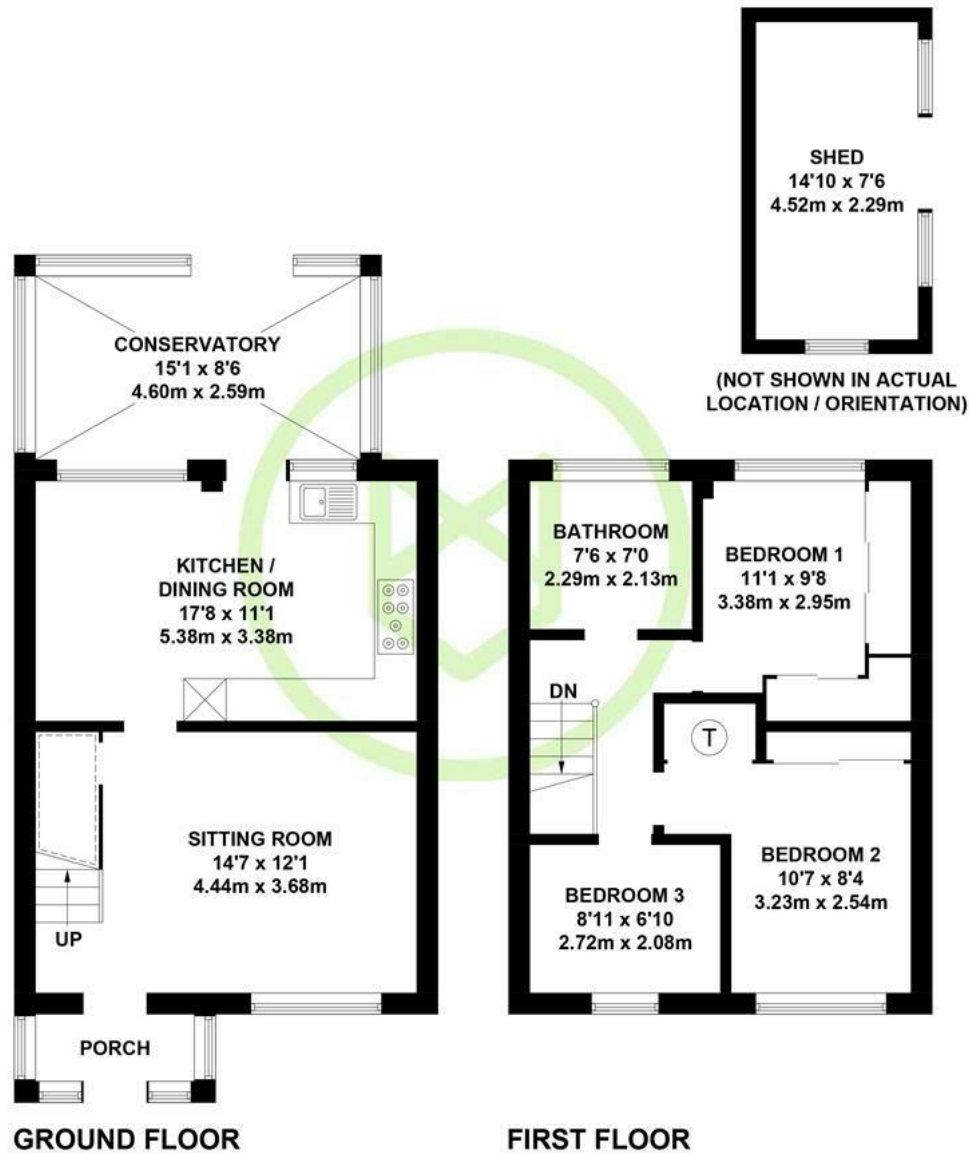
3 Ganger Road
Romsey, Hampshire, SO51 7UB

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Summary

A beautifully presented terrace house, positioned on the outskirts of Romsey town centre, near to excellent local amenities. The home features three bedrooms, a four piece family bathroom, spacious sitting room, open plan kitchen/dining room and large conservatory with utility space. Outside, there is a low maintenance rear garden and driveway parking to the front for two vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 598 SQ FT / 55.6 SQ M
FIRST FLOOR = 421 SQ FT / 39.1 SQ M
SHED = 111 SQ FT / 10.3 SQ M
TOTAL = 1130 SQ FT / 105 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1135408)

Features

- Three bedrooms
- Open plan kitchen/dining area
- Spacious sitting room
- Conservatory with utility space
- Low maintenance rear garden
- Driveway parking for two vehicles
- EV charging point

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, useful porch provides ample storage for coats and shoes. The spacious sitting room has a large window onlooking the front, provides access through to the kitchen/dining area, stairs leading to first floor landing and under stairs storage cupboard. The open plan kitchen/dining area has ample space for dining table with chairs, selection of wall and base storage units, space for fridge/freezer, Rangemaster cooker, built in microwave and plumbing for dishwasher. The large conservatory is a versatile room with plumbing for washing machine, space for dryer and double doors out to the rear garden.

First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a good size double with built in wardrobes. Bedroom two is also a double with built in wardrobe and cupboard with water tank. Bedroom three is an ample single or perfect study space. The family bathroom comprises bath, shower cubicle, WC, wash basin and heated towel rail.

Outside

The low maintenance rear garden features an adjoining patio, useful pedestrian gate and timber shed with power lighting and boarding.

Parking

Driveway parking for two vehicles to front with EV charging point.

Location

This district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey 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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