



32 Church Lane | £565,000
Romsey, Hampshire, SO51 8EP





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Summary

Located within the heart of Romsey town centre and near to the Romsey Abbey, this charming Grade II Listed home benefits from an 85ft westerly facing rear garden and is offered for sale with no forward chain. The accommodation offers three bedrooms, bathroom and further shower room, sitting/dining room opening into a beautiful kitchen, downstairs WC, entrance with vaulted ceiling and skylights and plenty of storage space.

Features

- Located within Romsey town centre and within close proximity to the Romsey Abbey
- Offered for sale with no forward chain
- Grade II Listed
- 85 ft rear garden with a pleasant westerly aspect
- Sitting room with dining space, opening into modern kitchen with integral appliances
- Three bedrooms two of which have fitted wardrobes
- Potential for rear extension, subject to planning permissions
- Permit parking
- No forward chain

EPC Rating

Energy Efficiency Rating
Current N/A
Potential N/A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 413 SQ FT / 38.4 SQ M
FIRST FLOOR = 314 SQ FT / 29.2 SQ M
SECOND FLOOR = 314 SQ FT / 29.2 SQ M
TOTAL = 1041 SQ FT / 96.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1102773)

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Ground Floor

The front opens into the spacious entrance lobby which features a vaulted ceiling with skylights, has fitted storage and an integrated washing machine. A door leads into the inner hallway, which has the stairs leading to the first floor and understairs storage. At the rear of the home is the living space which overlooks the rear garden, the sitting room is a wonderfully light room with space for table and chairs. The kitchen is fitted with a range of soft closing storage, a 'Rangemaster' butler sink, integrated appliances include a 'Neff' slide and hide oven, 'Neff' induction hob with extractor canopy over, a 'Bosch' dishwasher and fridge/freezer. The ground floor also benefits from a WC, with fitted storage and a water softner.

First Floor

The first floor landing provides access to the bathroom and bedroom one, which is a large double room that overlooks the rear garden, benefitting from fitted wardrobes and built in storage. The bathroom is fitted with a heated towel rail, a white suite comprising WC, wash basin, bath with shower attachment and fitted shower screen.

Second Floor

The second floor landing leads to bedrooms two, three and the shower room. Bedroom two overlooks the rear garden and benefits from fitted wardrobes, bedroom three is a single room that is currently used as a study/home office. The shower room is fitted with an enclosed shower cubicle, WC, wash basin and a cupboard housing the 'Vaillant' combination boiler.

Outside

The beautifully kept rear garden measures approximately 85ft in length and has a pleasant westerly aspect. A paved area adjoins the rear of the home and has an awning over, there is an area laid to lawn with well stocked borders that lead to a picket fence and gate that opens to an area laid with stone. There are vegetable patches, a pergola with space for seating under that has views of Romsey Abbey. A further gate opens to rear access and a garden shed. The front courtyard is access via a gate and is laid to shingle with.

Location

Church Lane is situated in the centre of Romsey and in close proximity to Romsey Abbey, also within a short level walk of 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 and stunning walks. 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 Primary School

The Romsey School

Council Tax

Band D - 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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