



43 Lawes Walk | £385,000  
Romsey, Hampshire, SO51 0BZ



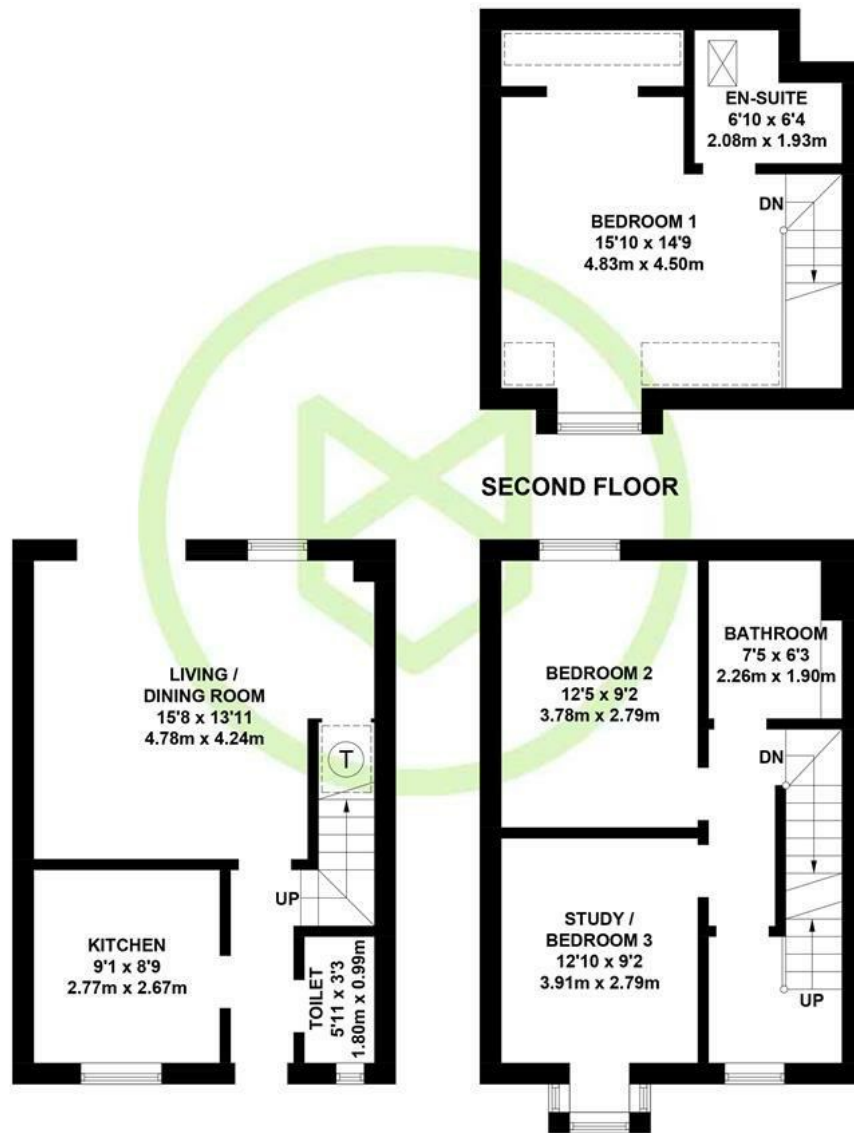




43 Lawes Walk  
Romsey, Hampshire, SO51 0BZ

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 377 SQ FT / 35.0 SQ M**  
**FIRST FLOOR = 380 SQ FT / 35.3 SQ M**  
**SECOND FLOOR = 264 SQ FT / 24.5 SQ M**  
**TOTAL = 1021 SQ FT / 94.8 SQ M**  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1204598)

## Summary

Set within the sought-after Abbotswood development in Romsey, this stylish townhouse offers the perfect blend of modern living and convenience, just moments from the beautiful conservation area and local amenities. Inside, the home boasts a sleek kitchen, a bright and spacious sitting/dining room, a family bathroom, en-suite to the principal bedroom, two further bedrooms and a handy downstairs cloakroom. Outside, the home enjoys a private and low maintenance rear garden and allocated parking for two vehicles.

## Features

- Beautifully presented townhouse
- Three bedrooms
- Family bathroom, en-suite shower room and downstairs WC
- Open plan sitting/dining area
- Enclosed and low maintenance south facing rear garden
- Allocated parking for two vehicles

## EPC Rating

Energy Efficiency Rating  
 Current B  
 Potential A



# 43, Lawes Walk, Romsey, Hampshire, SO51 0BZ

## Ground Floor

The front door opens into a welcoming entrance hall, providing access to the kitchen, sitting/dining room, cloakroom comprising WC and wash basin, and stairs to the first floor landing. The kitchen is fitted with a range of storage units and integrated appliances, with a front-facing window overlooking a green space. Positioned at the rear of the home, the sitting/dining room offers a spacious living area with double doors leading to the rear garden and a useful under-stairs storage cupboard.

## First Floor

The first floor landing leads to bedroom two, bedroom three/study, the family bathroom and stairs to the second floor. Bedroom Two is a spacious double with views over the rear garden. Bedroom Three offers flexibility as a double room or ideal home office. The family bathroom is stylishly finished with modern tiling and includes a shower over the bath, WC, wash basin and heated towel rail.

## Second Floor

Occupying the entire second floor, the principal bedroom offers a generous and private room. It features a front facing window, built-in wardrobe and a modern en-suite shower room. The en-suite is finished with contemporary tiling and includes a walk-in shower, WC, wash basin and heated towel rail.

## Outside

The south facing rear garden offers a delightful outdoor space, featuring a decking area directly adjoining the home, perfect for seating or entertaining. A further courtyard style section provides additional seating, while one side is attractively bordered with mature shrubs and flowering plants. The garden also includes a timber shed for storage and a pedestrian gate for convenient access to the rear.

## Parking

Allocated parking for two vehicles

## Location

Lawes Walk is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon. Bus and train links nearby, also within walking distance of Romsey station and Town centre.

## Tenure

Freehold

## Heating

Gas

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## 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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