



43 Withy Close | £425,000  
Romsey, Hampshire, SO51 7SA







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## Summary

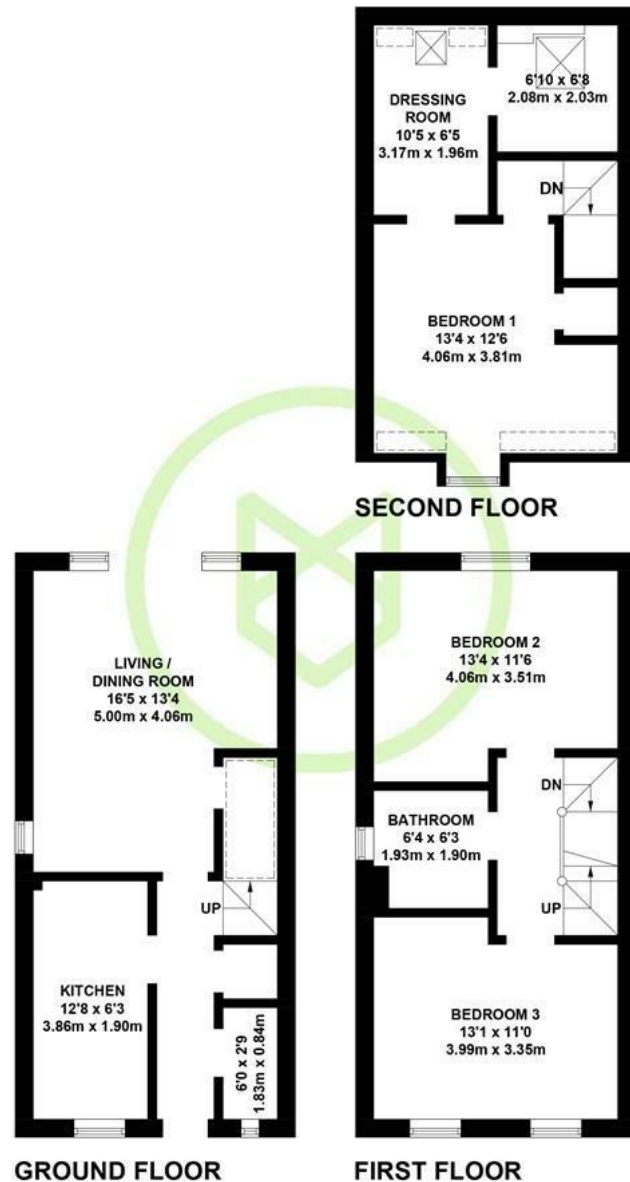
A beautifully presented semi-detached house, conveniently positioned within walking distance of Romsey Town centre and within a quiet closed road. This bright and airy home features three double bedrooms, principal with dressing area and en-suite, family bathroom, kitchen/breakfast room, open plan sitting/dining area and useful downstairs cloakroom. Outside, the home enjoys a pleasant south westerly facing rear garden and allocated parking.

## Features

- Located within a short flat walk of Romsey Town centre
- Beautifully presented semi-detached house
- Three double bedrooms
- En-suite to principal bedroom, family bathroom and downstairs cloakroom
- Open plan sitting/dining area
- South westerly facing rear garden
- Allocated parking

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 396 SQ FT / 36.8 SQ M  
FIRST FLOOR = 396 SQ FT / 36.8 SQ M  
SECOND FLOOR = 313 SQ FT / 29.1 SQ M  
TOTAL = 1105 SQ FT / 102.7 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1194950)



# 43, Withy Close, Romsey, Hampshire, SO51 7SA

## Ground Floor

Upon entry, an inviting entrance hall allows access for the kitchen/breakfast room, sitting/dining room, cloakroom comprising WC and wash basin, useful storage cupboard and stairs leading the the first floor landing. The well equipped kitchen/breakfast room features a selection of wall and base storage units, oven with hob and extractor above, dishwasher, fridge/freezer, plumbing for washing machine and useful breakfast bar. Positioned at the rear of the home, the open plan sitting/dining room is a bright and airy room with a useful storage cupboard and double doors opening to the rear garden.

## First Floor

Ascending to the first floor, the landing allows access to bedroom two, bedroom three, family bathroom and stairs leading to the second floor landing. Bedroom two is a good size double which onlooks the rear garden. Bedroom three is also a double with dual windows and onlooks the front aspect. The family bathroom features bath with shower above, WC and wash basin.

## Second Floor

The second floor landing provides access to bedroom one which is a generous double room offering a pleasant double aspect and access to the airing cupboard. An opening leads to the dressing room which features a skylight, space for wardrobe and a door opens to the en suite which has been fitted with a modern white suite comprising WC, wash basin, towel rail and double shower cubicle.

## Outside

The well maintained rear garden enjoys a private south westerly facing aspect. Adjoining the home is a patio providing a perfect retreat for outdoor entertainment or dining. There is an area of lawn with mature shrub borders and useful pedestrian gate providing side access.

## Parking

Allocated parking is positioned directly behind the home

## Sellers Position

Buying on

## Tenure

Freehold

## Heating

Gas central

## Estate Charge

£212.50 per annum

## Primary School

Romsey Primary School

## Secondary School

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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