



Henshaw
Fox



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24 Newton Lane | £279,950
Romsey, Hampshire, SO51 8GZ



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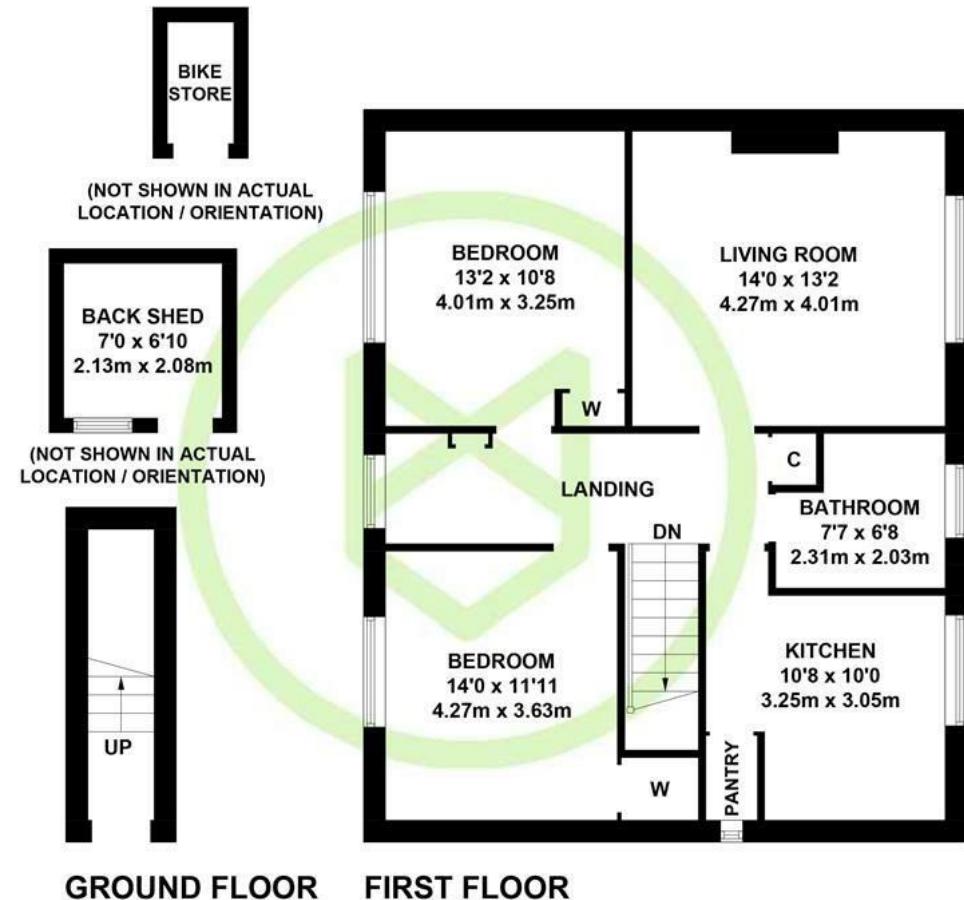


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24 Newton Lane
Romsey, Hampshire, SO51 8GZ

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 38 SQ FT / 3.5 SQ M
 FIRST FLOOR = 765 SQ FT / 71.1 SQ M
 OUTBUILDINGS = 64 SQ FT / 6.0 SQ M
 TOTAL = 867 SQ FT / 80.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1245621)

Summary

Offered with no onward chain, this charming first floor maisonette is ideally situated in the very heart of Romsey Town Centre, just moments from an array of local shops, cafes, and amenities. Light and welcoming throughout, the property offers two well-proportioned double bedrooms, a fitted kitchen, a comfortable sitting/dining room, and a bathroom. Externally, the home enjoys a private, south-facing rear garden, as well as the benefit of additional outdoor storage. A superb opportunity for first-time buyers, investors, or those looking to downsize, all set in a wonderfully convenient location.

Features

- Offered with no onward chain
- First floor maisonette
- Two double bedrooms
- Private south facing garden and additional outdoor storage
- Positioned within the heart of Romsey Town centre
- Open plan sitting/dining area

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

24, Newton Lane, Romsey, Hampshire, SO51 8GZ

Entrance

Private entrance door allows access to stairs which lead to the first floor landing.

Accommodation

This delightful property offers a well-proportioned layout, beginning with a generous landing that provides access to all principal rooms, including two spacious double bedrooms, a bright and airy sitting/dining room, a well-equipped kitchen, bathroom and a handy storage cupboard. Both double bedrooms enjoy a front-facing aspect and come complete with built-in wardrobes. The kitchen features a range of wall and base units for ample storage and a pantry, along with space for a fridge/freezer, plumbing for a washing machine, and provision for an electric cooker. The inviting sitting/dining room is ideal for relaxing or entertaining, with plenty of space for a dining table and chairs. A large window floods the room with natural light and there is a feature mock fireplace which acts as a real focal point. The bathroom is finished with stylish floor-to-ceiling tiling and comprises a white suite including a bath with overhead shower, WC, and wash hand basin.

Outside

A short path leads to a private, fully enclosed garden. The garden is mainly laid to lawn, complemented by a raised patio area and separate decking, ideal for outdoor dining, relaxing, or enjoying the sunshine. Benefiting from a desirable south-facing aspect, the space enjoys plenty of natural light throughout the day. There are two brick built garden stores, perfect for gardening tools, outdoor equipment, or additional storage needs.

Parking

On street permit parking available. Also, the public car park nearby is free before 8am and after 4pm.

Location

Newton Lane is located within the heart of Romsey Town centre. This picturesque town sits beside the lovely River Test, one of the finest trout and salmon rivers in Europe. It is home to a multitude of small independent retailers, winding streets and charm. Located on the beautiful Test Way walking and cycling trail and is an excellent base for touring the pretty villages of the Test Valley and nearby attractions such as Broadlands, the Sir Harold Hillier Gardens and Mottisfont Abbey, home to the National Rose Collection and the New Forest within a 10 minute drive.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No onward chain

Tenure

Leasehold

Lease Length

125 years from 1993

Service Charge

Variable minimal fee. Speak with agent

Ground Rent

£10 per annum

Council Tax

Test Valley - Band B

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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