




7 Old Road | £499,950
Romsey, Hampshire, SO51 7WH






 Henshaw Fox



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7 Old Road
Romsey, Hampshire, SO51 7WH

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Summary

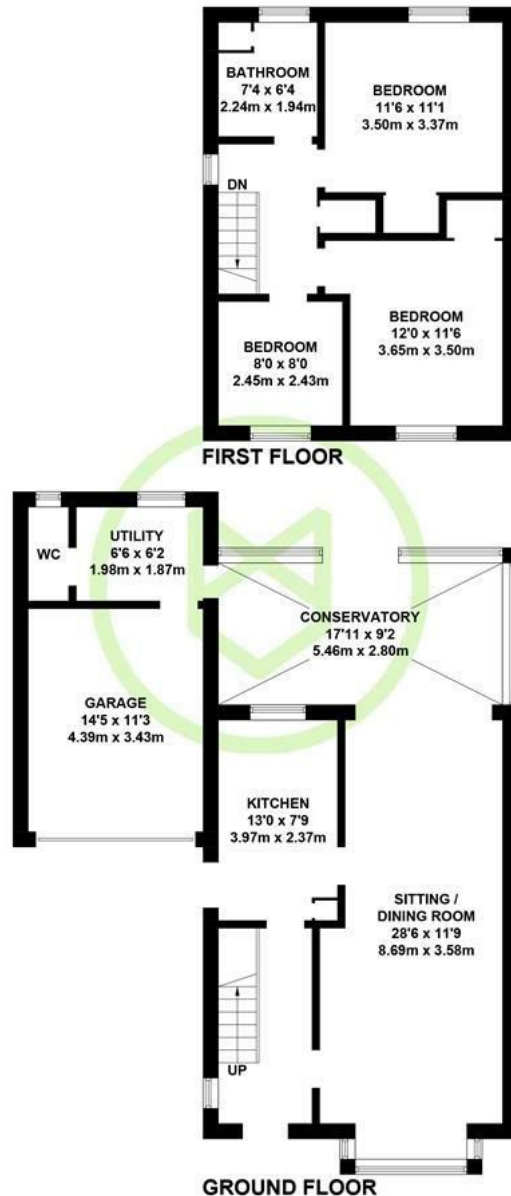
An extended link-detached house, positioned in a quiet close and within a short flat walk of Romsey Town centre via the canal path. The well appointed accommodation features three bedrooms, family bathroom, open plan sitting/dining area, well equipped kitchen, useful utility area, downstairs cloakroom and conservatory. Outside, the home enjoys a private south facing rear garden and driveway to the front leading to single garage.

Features

- Offered with no onward chain
- Extended link-detached house
- Positioned in a quiet close and within a short flat walk of Romsey Town centre
- Private south facing rear garden
- Three bedrooms
- Driveway leading to single garage

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 937 SQ FT / 87.1 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 479 SQ FT / 44.5 SQ M
TOTAL = 1416 SQ FT / 131.6 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1247578)

7, Old Road, Romsey, Hampshire, SO51 7WH

Ground Floor

Upon entry, the entrance hall provides access to the sitting/dining room, kitchen and stairs leading to the first floor landing. The sitting/dining room is an open plan area with large bay window allowing ample light and electric effect fireplace which acts as a real focal point. The well equipped kitchen features a selection of wall and base storage units, space for fridge/freezer, space for cooker and plumbing for dishwasher. A useful side door opens out to the driveway allowing pedestrian access. Accessed via sliding doors from the sitting/dining area, the conservatory is a useful extra room with access through to utility room and double doors opening out to the rear garden. The utility provides plumbing for washer/dryer, further storage units and door into the integral garage. The cloakroom comprises WC and wash basin.

First Floor

Ascending to the first floor, the landing allows access for all three bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double which onlooks the front aspect and benefits from a built in wardrobe. Bedroom two is also a double with views of the rear garden and built in wardrobe. Bedroom three is a comfortable single, perfect study area or ideal nursery. The family bathroom has a white suite which features white tiles, shower over bath, WC and wash basin.

Outside

The pleasant rear garden offers a adjoining shingled area, ideal for al fresco dining and relaxed outdoor seating. Beyond this, a well-maintained lawn is framed by mature shrubs and a selection of established trees, creating a private and tranquil setting. Enjoying a desirable south-facing aspect, the garden is bathed in sunlight throughout the day

Parking

Block paved driveway leading to single garage.

Location

Old Road is located on a short flat walk into Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Beautiful walks can be found in the nearby Fishlake Meadows Nature Reserve and further recreational pursuits can be found nearby at various national trusts sites such as Sir Harold Hillier Gardens arboretum, Mottisfont and The New Forest National Park.

Tenure

Freehold

Sellers Position

No onward chain

Infant and Junior School

Romsey Primary School

Secondary School

Romsey Academy

Council Tax

Test Valley - Band E

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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