



2 Palmerston Terrace | £295,000
Romsey, Hampshire, SO51 8BZ

 Henshaw Fox



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Summary

A well-presented terraced home, conveniently situated in the heart of Romsey town centre and offered for sale with no onward chain. Ideally suited to first-time buyers, investors, those looking to downsize or purchasers seeking a lock-up-and-leave property, the well-proportioned accommodation comprises two bedrooms, a versatile loft room with en-suite, a modern family bathroom, a spacious open-plan kitchen, dining and living area, and a useful ground floor cloakroom. Further benefits include off-road parking for one vehicle.

Features

- Offered with no onward chain
- Two bedrooms and versatile loft room with en-suite
- Modern bathroom and ground floor cloakroom
- Open plan kitchen/dining/living area
- Off road parking for one vehicle
- Situated within the heart of Romsey Town centre

EPC Rating

Energy Efficiency Rating
Current C
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 376 SQ FT / 34.9 SQ M
FIRST FLOOR = 410 SQ FT / 38.1 SQ M
SECOND FLOOR = 258 SQ FT / 24.0 SQ M
TOTAL = 1044 SQ FT / 97.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID11328)

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Ground Floor

Upon entering the property, you are welcomed by a spacious entrance hall with ample space for coats and shoes, together with access to the cloakroom, fitted with a WC and wash hand basin, and the open-plan living area. Designed with modern living in mind, this impressive space seamlessly combines the kitchen, dining and sitting areas, creating an ideal setting for both everyday family life and entertaining. The well-appointed kitchen is fitted with a range of wall and base units, incorporating a built-in oven with hob and extractor hood over, with space for a fridge/freezer, plumbing for both a washing machine and dishwasher, and ample room for a dining table and chairs. The generously proportioned sitting area offers plenty of space for comfortable seating, while stairs rise from the living area to the first-floor landing.

First Floor

The spacious first-floor landing provides an ideal area for a study or home office, with ample room for a desk. From here there is access to both bedrooms, the family bathroom and stairs rising to the second-floor loft room. The principal bedroom is a generous double, benefiting from a walk-in wardrobe, while the second bedroom is a well-proportioned single. Completing the first floor, the family bathroom is fitted with a panelled bath with shower over, WC, wash hand basin and a heated towel rail.

Second Floor

Stairs rise to the second-floor loft room, a versatile space ideal for a variety of uses, including a home office, occasional bedroom or hobby room. The room benefits from a skylight window, allowing plenty of natural light, and is complemented by a convenient en-suite comprising a WC and wash hand basin.

Location

Palmerston Street is situated in the centre of Romsey 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, Romsey Abbey and stunning walks. Romsey train station is also located a short walk from the property.

Parking

Allocated parking for one vehicle

Tenure

Freehold

Sellers Position

No onward chain

Heating

Gas

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.

Council Tax

Test Valley - Band C

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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