










# 94 Woodley Lane | £325,000

Romsey, Hampshire, SO51 7HX

Henshaw Fox









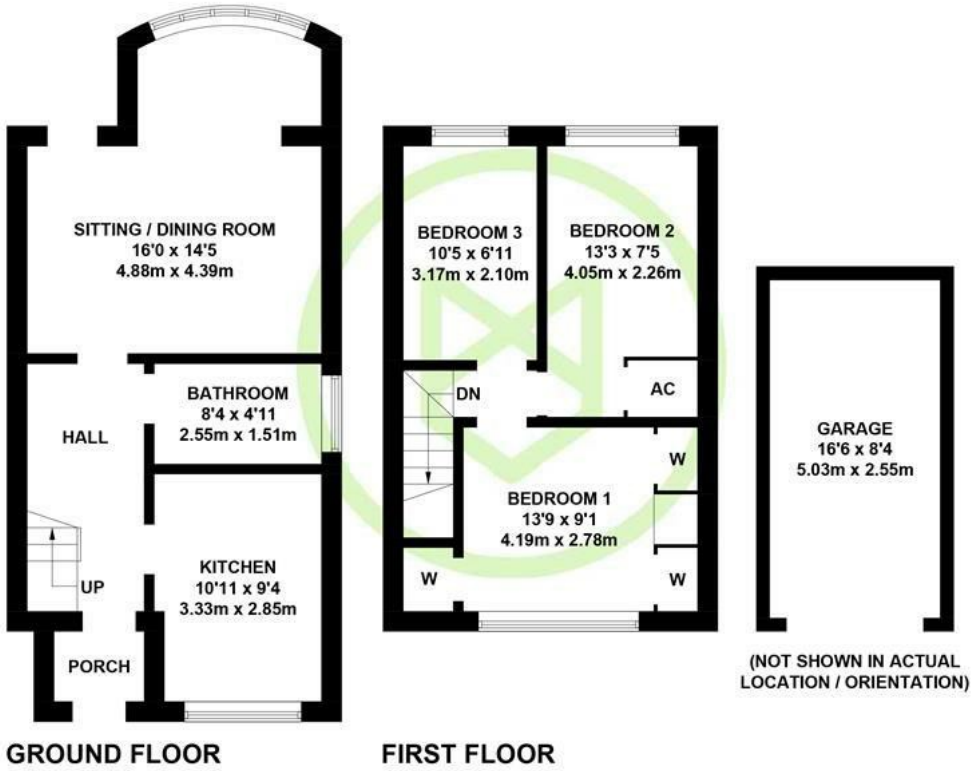




# 94 Woodley Lane

Romsey, Hampshire, SO51 7HX

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**APPROXIMATE GROSS INTERNAL AREA**
**GROUND FLOOR = 437 SQ FT / 40.6 SQ M**
**FIRST FLOOR = 329 SQ FT / 30.6 SQ M**
**GARAGE = 139 SQ FT / 12.9 SQ M**
**TOTAL = 905 SQ FT / 84.1 SQ M**

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1348584)

# Summary

A well presented and extended end of terrace home, located in the sought after district of Woodley. The versatile accommodation comprises an entrance porch and hall, an extended kitchen, a bright and spacious extended sitting/dining area with solid oak flooring and a gas fire, and a convenient downstairs shower room, while upstairs there are three bedrooms. Outside, the home enjoys a low maintenance, south facing rear garden, a garage and parking for one vehicle.

# Features

- Extended end of terrace house
- Three bedrooms
- Extended sitting/dining area and kitchen
- South facing garden
- Garage and off road parking for one vehicle
- Positioned within the sought after district of Woodley

# EPC Rating

Energy Efficiency Rating
Current
Potential

# 94, Woodley Lane,
## Romsey, Hampshire, SO51 7HX

**Ground Floor**
Upon entry, a useful porch opens into an entrance hall, finished with solid oak flooring, which provides access to the kitchen, the downstairs shower room, the sitting/dining area and the stairs rising to the first floor landing. The extended kitchen is fitted with a good selection of wall and base storage units and a built-in oven, hob with extractor above, plumbing for washing machine and space for a variety of appliances. The shower room, conveniently positioned on the ground floor, comprises a walk in shower, WC and wash basin. Set at the rear of the home, the extended and open plan sitting/dining area is a bright and versatile space, with solid oak flooring adding warmth and character throughout. A gas fire provides an inviting focal point for cooler evenings, while a large bay window allows natural light to fill the room and a single door opens onto the rear garden

**First Floor**
The first floor landing provides access to all three bedrooms and a useful storage cupboard. The principal bedroom is a generous double, with a large window allowing plenty of natural light to fill the room. Bedroom two is also a well-proportioned double, offering flexibility for family, guests or a home office. Bedroom three is an ample single, ideal as a child's bedroom, nursery or study.

**Outside**
The rear garden is well enclosed and enjoys a desirable south facing aspect, making it ideal for soaking up the sun throughout the day. Thoughtfully designed to be low maintenance, it features an adjoining patio, perfect for outdoor dining and entertaining, along with an area of lawn. A path leads out to the rear of the garden, providing access to the parking space and garage, while a further path runs down the side of the home to the front, adding to the convenience of the property.

**Parking**
Garage with electric roller door then parking for one vehicle in front

**Location**
The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

**Tenure**
Freehold

**Sellers Position**
Buying on

**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.

**Heating**
Gas

**Infant and Junior School**
Cupernham Infant and Junior School

**Secondary School**
The Romsey Academy

**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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