



13 Beverley Gardens | £325,000
Romsey, Hampshire, SO51 7TA





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Summary

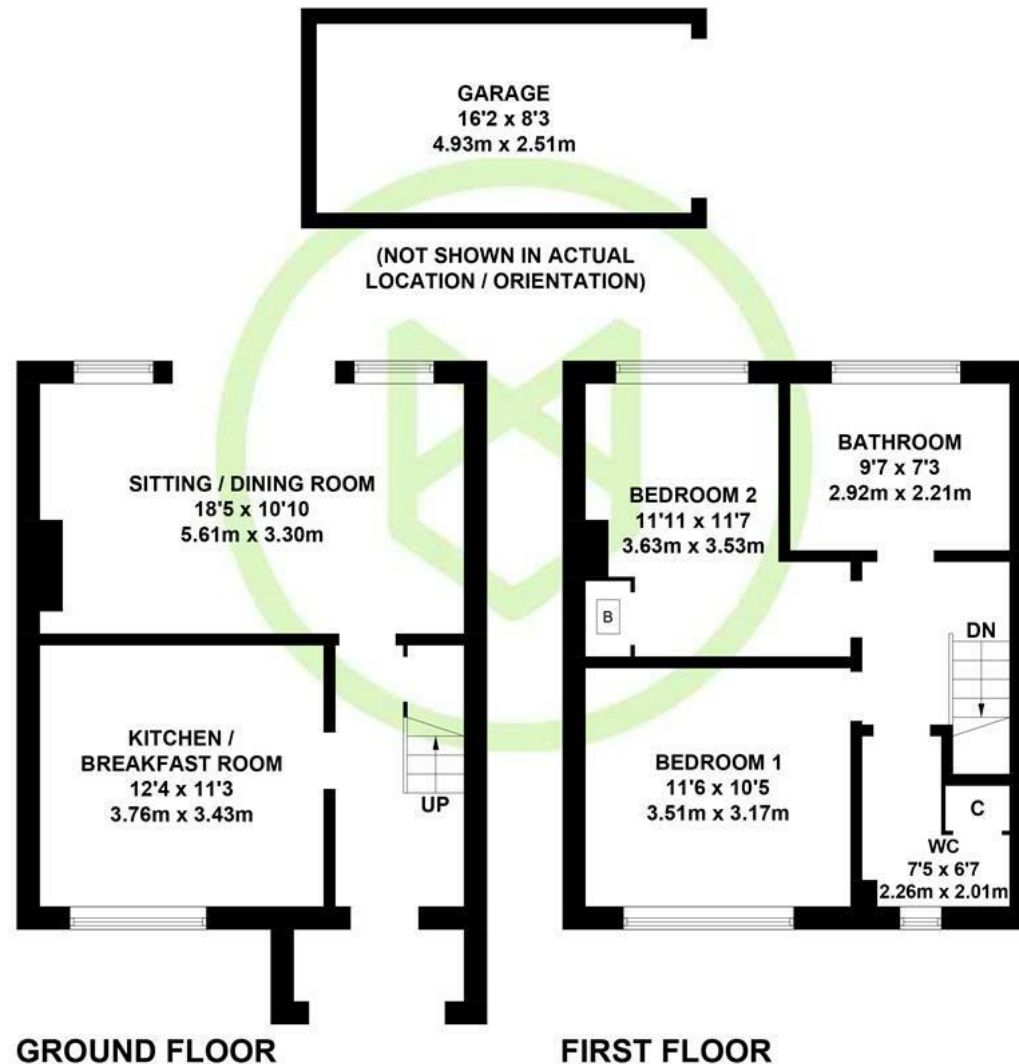
A well-appointed end-of-terrace home, occupying a desirable corner position within the sought-after Woodley district of Romsey. The property offers well-proportioned and versatile accommodation, comprising two generous double bedrooms, a family bathroom, separate cloakroom, which was originally a third bedroom, a well-equipped kitchen/breakfast room and a spacious open-plan sitting/dining area, creating a sociable and inviting heart to the home. Outside, the property benefits from a private and enclosed south-westerly facing rear garden, ideal for enjoying the afternoon and evening sun, together with a garage situated in a nearby block and further on-street parking available.

Features

- Offered with no onward chain
- Well-proportioned two bedroom end of terrace house, formally three bedrooms
- Family bathroom and separate upstairs cloakroom
- Garage in a block nearby and on street parking available
- Open plan sitting/dining area and kitchen/breakfast room
- Located within the sought after Woodley district of Romsey
- South/westerly facing rear garden and enjoying a corner position

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 446 SQ FT / 41.4 SQ M
FIRST FLOOR = 415 SQ FT / 38.6 SQ M
GARAGE = 133 SQ FT / 12.4 SQ M
TOTAL = 994 SQ FT / 92.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329541)

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Ground Floor

Upon entering the property, a useful porch leads through to the welcoming inner hallway, which provides access to the kitchen/breakfast room, open-plan sitting/dining room and stairs rising to the first-floor landing. Positioned at the front of the home, the well-equipped kitchen/breakfast room offers a good range of wall and base storage units, together with space for a cooker, fridge/freezer and plumbing for both a washing machine and dishwasher. To the rear of the property, the light-filled open-plan sitting/dining room provides a generous and versatile space for both relaxing and entertaining, with plenty of natural light and attractive double sliding doors opening directly onto the rear garden. An electric fire provides a charming focal point to the room.

First Floor

The first-floor landing provides access to two generously proportioned double bedrooms, a well-appointed family bathroom and a separate cloakroom, which was formerly a third bedroom and could potentially be reinstated if required, subject to any necessary permissions and alterations. Both bedrooms are spacious doubles, offering comfortable and versatile accommodation with ample space for bedroom furniture and storage. The family bathroom is thoughtfully fitted with a separate shower cubicle and bath, together with a WC and wash basin, while the additional cloakroom benefits from a WC, wash basin and useful storage cupboard.

Outside

The well-enclosed rear garden enjoys a delightful south-westerly aspect, creating a wonderful outdoor space for relaxing and entertaining throughout the day. A generous adjoining patio, complemented by a charming pergola, provides an ideal setting for al fresco dining, while a broad area of lawn extends towards two further seating areas, offering plenty of space to enjoy the garden from different aspects. Attractive flower beds and established shrubs add colour, texture and a sense of privacy, while a useful pedestrian gate provides convenient access to the front of the property.

Parking

Garage in a block nearby. Further on street parking available.

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

No onward chain

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.

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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