



28 St. Blaize Road | £285,000
Romsey, Hampshire, SO51 7LW

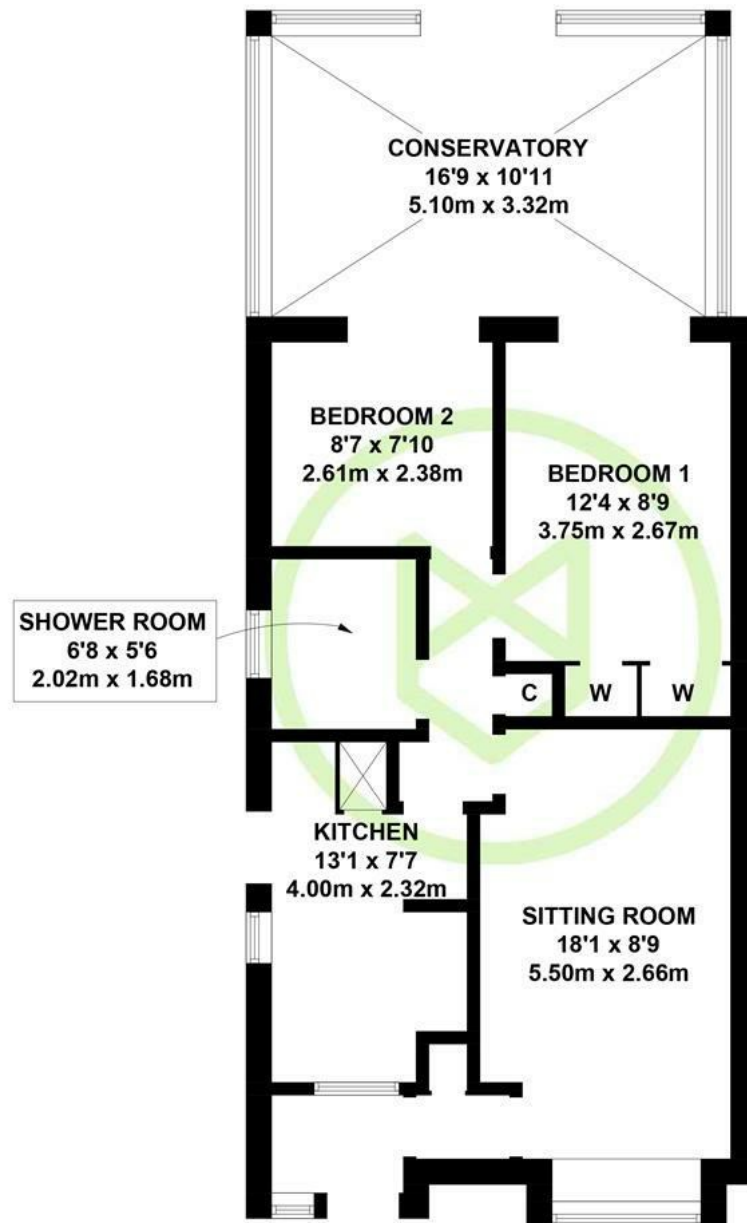




28 St. Blaize Road
Romsey, Hampshire, SO51 7LW

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APPROXIMATE GROSS INTERNAL AREA = 767 SQ FT / 71.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1274984)

Summary

A well-presented semi-detached bungalow offering versatile and low-maintenance living, close to local amenities and located on the edge of Romsey Town. The property features two bedrooms, a bright sitting room, kitchen, shower room and large conservatory. To the rear, the garden is low maintenance and benefits from gated rear access and pedestrian side access and enjoys a south/westerly facing aspect. On street parking available

Features

- Pleasant semi-detached bungalow
- Two bedrooms
- Large conservatory
- Low maintenance rear garden enjoying a south/westerly facing aspect
- Close to local amenities

EPC Rating

Energy Efficiency Rating
Current C
Potential C

28, St. Blaize Road, Romsey, Hampshire, SO51 7LW

Accommodation

Upon entry, a useful porch provides a storage cupboard and access to the sitting room, which is a bright and welcoming space with a large bay window overlooking the front aspect. The kitchen is fitted with a selection of wall and base units, with space and plumbing for appliances, and a door providing side access. The inner hall leads to the shower room, both bedrooms, and a convenient storage cupboard. The shower room is equipped with an adapted shower area, WC, and wash basin. The principal bedroom is a generous double with built-in wardrobes and a sliding door opening onto the conservatory, while the second bedroom is a good-sized single, also with access to the conservatory. The conservatory provides a flexible additional living space with a single door opening out to the rear garden, offering the potential to create a bright and versatile area for relaxation or entertaining.

Outside

The rear garden enjoys a sunny south-westerly aspect and is designed for low-maintenance living. It features a generous patio area ideal for outdoor seating, while the remainder is predominantly laid to decorative shingle. Enclosed by timber fencing and a retaining block wall, the garden offers privacy and security, with a side pedestrian gate providing convenient access back to the front of the property.

Parking

On street parking available

Location

The quiet, family area of St. Blaize Road is located on the easterly side of Romsey town. It sits approximately 1.2 miles from Romsey centre and also not far from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

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.

Tenure

Freehold

Heating

Gas

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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