



Devonia | £560,000
Greatbridge Road, Romsey, Hampshire, SO51 0HB

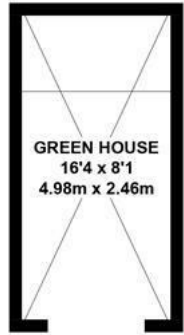




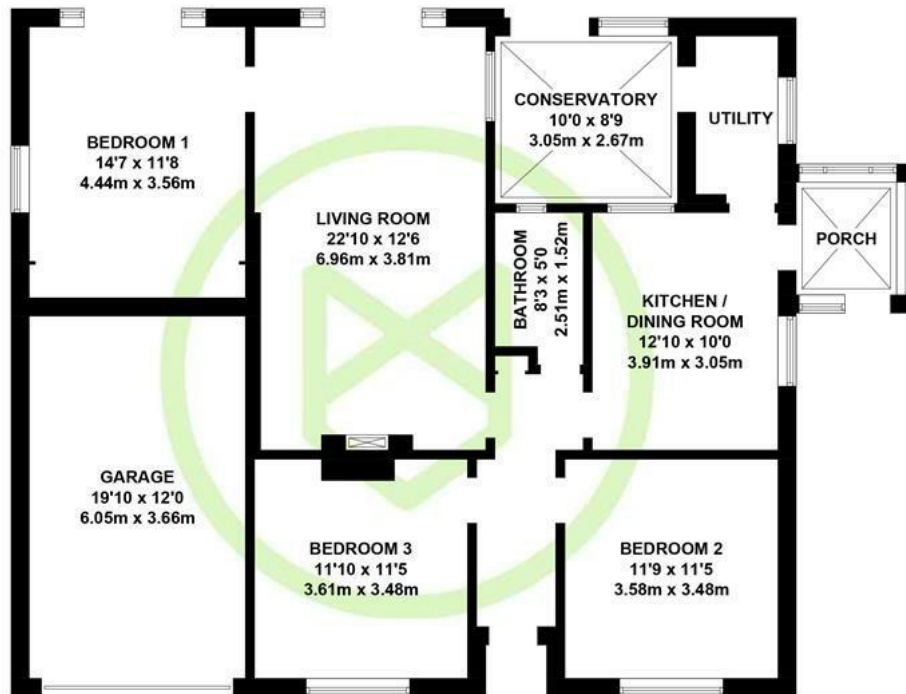
Devonia
Greatbridge Road, Romsey, Hampshire, SO51 0HB

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www.henshawfox.co.uk





(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1442 SQ FT / 134.0 SQ M
 GREEN HOUSE = 131 SQ FT / 12.2 SQ M
 TOTAL = 1573 SQ FT / 146.2 SQ M (INCLUDING GARAGE)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1203171)

Summary

Ideally located within a flat walk of Romsey town centre and close to a range of local amenities, this attractive bungalow offers convenient and comfortable single-level living. Positioned on a generous plot approaching 0.3 acres, the home features three double bedrooms, a modern shower room, a well-equipped kitchen/breakfast room with adjoining utility and conservatory, a spacious sitting/dining room with a cosy log burner. The principal bedroom includes built-in storage and direct access to the garden. The westerly-facing rear garden offers excellent privacy, with a large patio area, lawn, and mature shrubs and trees. To the front, a brick-walled entrance opens to ample driveway parking and a garage with an up-and-over door. Pedestrian side access connects the front and rear gardens.

Features

- Positioned within a short flat walk of Romsey town centre
- Detached bungalow within a plot approaching 0.3 acres
- Three double bedrooms
- Modern shower room
- Kitchen/breakfast room and sitting/dining room
- Useful utility area and boot room
- Driveway parking or several vehicles and integral garage

EPC Rating

Energy Efficiency Rating
 Current TBC
 Potential TBC

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Accommodation

Upon entering the property through the front door, you are welcomed into a central hallway laid with stylish engineered oak flooring. This hallway provides access to two double bedrooms, a modern family shower room, the kitchen/breakfast room, sitting/dining room, and a useful storage cupboard. To the front left of the bungalow is a spacious double bedroom enjoying views over the front aspect. On the front right, another generously sized double bedroom offers comfortable accommodation. The modern family shower room is well-appointed with a contemporary shower unit, WC, heated towel rail, and a built-in storage cupboard. The kitchen/breakfast room features a range of stylish, curved storage units, a double oven, hob with extractor fan above, and space for an under-counter fridge. There is also room for a small dining table and chairs. Adjacent to the kitchen, the utility room provides plumbing for a washing machine, space for a fridge/freezer, and leads through to the conservatory, a lovely seating area with double doors opening onto the rear garden. A separate boot room offers additional utility space and also provides convenient garden access. The sitting/dining room is a warm and inviting space with a log burner, ideal for cosy evenings, and also features double doors leading to the rear garden. From here, you can access the principal bedroom. The main bedroom is a spacious double room complete with a built-in wardrobe and double doors that open directly onto the garden.

Outside

The property is set within a generous 0.30 acre plot, offering a superb sense of space and privacy. The rear garden is a standout feature, benefiting from a westerly aspect, making it perfect for enjoying afternoon and evening sunshine. A large adjoining patio provides an ideal space for outdoor dining and entertaining, while the expansive lawn area is bordered by a variety of mature shrubs and trees, enhancing the garden's tranquil and secluded feel. The garden is fully enclosed with fencing, offering security and peace of mind. There is also pedestrian access around the side of the bungalow, leading conveniently back to the front of the property.

Parking

To the front of the property, a brick-walled entrance opens onto a spacious driveway providing ample parking for multiple vehicles. An integral garage with an up-and-over door offers additional secure parking or useful storage space.

Location

Greatbridge Road is situated on the edge of Romsey town centre, within a level walk of all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, Doctors Surgery's, Dentists, some stunning walks and Romsey Abbey. Romsey Train Station is approximately half a mile from the property.

Tenure

Freehold

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 issuing a memorandum of sale, 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.

Sellers Position

Buying on

Heating

Gas central heating

Council Tax

Test Valley - Band D

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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