



63 Malmesbury Road | £435,000
Romsey, Hampshire, SO51 8FS





 Henshaw Fox



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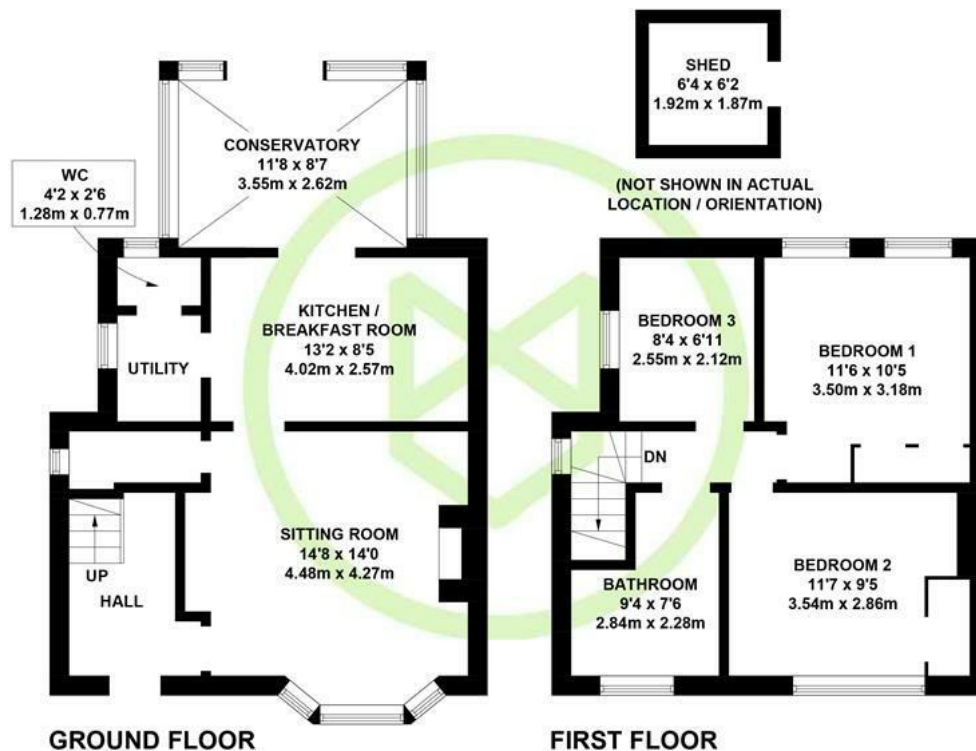
63 Malmesbury Road
Romsey, Hampshire, SO51 8FS

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Summary

An immaculate and beautifully presented semi-detached home, ideally positioned within a short walk of Romsey town centre. The well-appointed accommodation comprises three bedrooms, a modern family bathroom, a cosy sitting room with bay window, and a stylish kitchen/dining area, complemented by a useful utility room, downstairs cloakroom and conservatory. Externally, the property benefits from a surprisingly spacious and beautifully maintained rear garden, along with ample driveway parking to the front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 526 SQ FT / 48.9 SQ M
FIRST FLOOR = 412 SQ FT / 38.3 SQ M
SHED = 38 SQ FT / 3.5 SQ M
TOTAL = 976 SQ FT / 90.7 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1292117)

Features

- Immaculate semi-detached house
- Positioned with a short flat walk of Romsey Town centre
- Surprisingly spacious and beautifully maintained rear garden
- Three bedrooms
- Modern bathroom and downstairs cloakroom
- Kitchen/breakfast room and seperate utility area
- Driveway parking

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, an inviting entrance hall provides access to the sitting room and stairs rising to the first floor landing. The sitting room is a bright and airy space, enhanced by a large bay window to the front aspect and benefitting from useful understairs storage. To the rear, the modern kitchen/breakfast area is fitted with a range of white gloss wall and base units, offering space for a fridge/freezer and a dining table with chairs, along with integrated appliances including a dishwasher and an oven with hob and extractor above. The adjoining utility room provides a practical space with plumbing for a washing machine and additional storage, while the cloakroom is fitted with a WC and wash hand basin. A conservatory is situated to the rear of the property, providing a link to the garden, although it may require some attention and is currently used for storage.

First Floor

The first floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a particularly generous double, benefitting from dual windows overlooking the rear garden, allowing for an abundance of natural light, along with a built-in wardrobe for added convenience. Bedroom two is also a well-proportioned double, complete with its own built-in wardrobe, while bedroom three offers a comfortable single room, ideal as a child's bedroom, guest room, or a practical home office or study. The modern family bathroom is stylishly appointed with floor-to-ceiling tiling and features a panel-enclosed bath with shower over, WC, wash hand basin, and a heated towel rail, creating a sleek and functional space.

Outside

The rear garden is a particularly spacious and notable feature of the home. A patio area adjoins the property, providing ample space for outdoor seating and entertaining. Beyond, the garden is predominantly laid to a well-maintained lawn, flanked on either side by attractive flower beds and established shrubs, creating a pleasant and private setting. To the rear of the garden, a further seating area offers an ideal spot for al fresco dining, complemented by a useful timber-built shed for additional storage. There is pedestrian access to the side of the home leading back to the front.

Parking

Driveway parking to the front

Location

Malmesbury Road is situated within Romsey town centre, close to all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk 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 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

Romsey Primary School

Secondary School

The Romsey School

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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