



2 Market Place Mews Newton Lane | £425,000
Romsey, Hampshire, SO51 8GZ





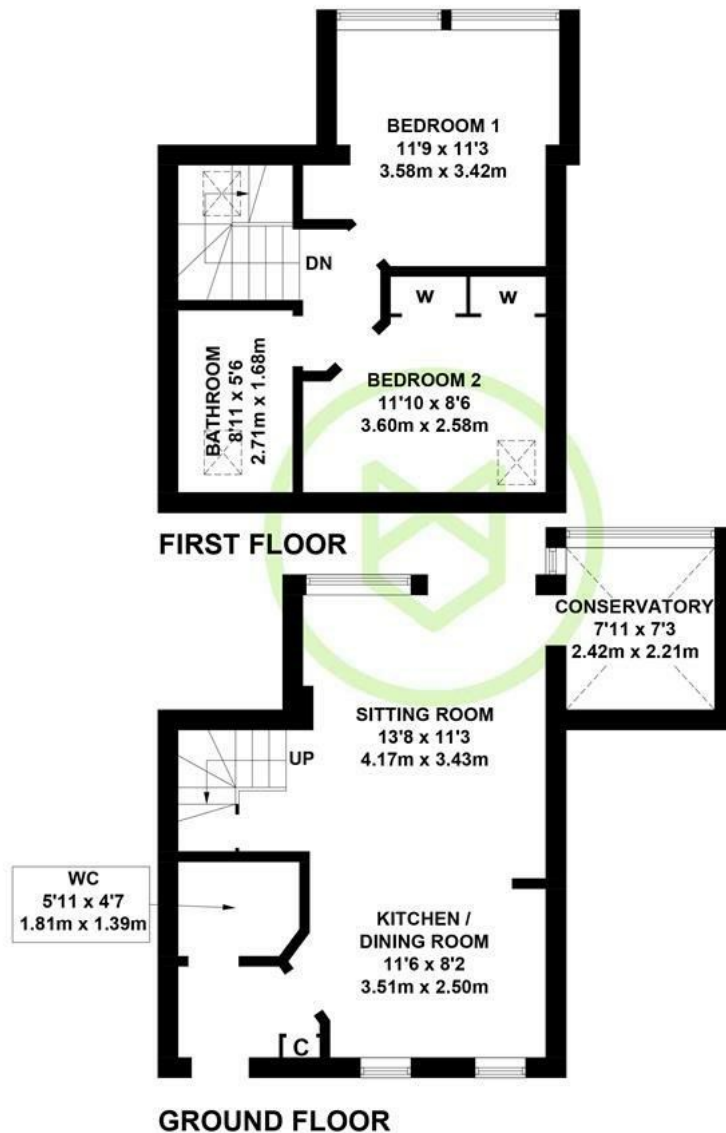
2 Market Place Mews Newton Lane
Romsey, Hampshire, SO51 8GZ

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Summary

An immaculately presented and distinctive terraced home, ideally positioned in the heart of sought-after Romsey Town. This charming property offers well-appointed accommodation comprising two generous double bedrooms, a stylish modern shower room, and a bright open-plan living space. Additional benefits include a versatile conservatory and a convenient ground-floor cloakroom. Externally, the property enjoys a private courtyard garden, perfect for outdoor relaxation, together with allocated parking for one vehicle.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 424 SQ FT / 39.4 SQ M
FIRST FLOOR = 355 SQ FT / 33.0 SQ M
TOTAL = 779 SQ FT / 72.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1309072)

Features

- Located within the heart of Romsey Town centre
- Two double bedrooms
- Off street parking for one vehicle
- Modern shower room and cloakroom with plumbing to be turned to an additional shower room
- Open plan living area with double doors opening to the rear garden
- Private courtyard garden

EPC Rating

Energy Efficiency Rating
Current
Potential

2 Market Place Mews, Newton Lane, Romsey, Hampshire, SO51 8GZ

Ground Floor

Upon entry, a welcoming entrance hall provides access to the living accommodation and a convenient downstairs cloakroom, fitted with a WC and wash hand basin, with plumbing in place should a shower be installed if desired. The heart of the home is the impressive open-plan living space, seamlessly combining the kitchen, dining and sitting areas to create a sociable and versatile environment. The kitchen is well-appointed with a range of wall and base units, attractive tiling and a selection of integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood. Double doors open to the rear garden, while access is provided to the conservatory, a flexible additional space suitable for a variety of uses. Stairs rise from the living area to the first-floor landing.

First Floor

The first-floor landing provides access to both bedrooms and the shower room. The principal bedroom is a particularly generous double, enjoying a large window overlooking the rear aspect that fills the room with natural light, while the vaulted ceiling adds to the sense of space and character. Bedroom two is also a well-proportioned double, benefiting from a skylight window and built-in wardrobes providing excellent storage. Completing the first floor accommodation is a stylish and contemporary shower room, beautifully finished with floor-to-ceiling tiling and comprising a spacious walk-in shower, low-level WC and wash hand basin.

Outside

Private courtyard which is patioed with space for an alfresco dining table with chairs.

Parking

Allocated parking for one vehicle

Location

Newton Lane is located within very heart of Romsey Town centre. This picturesque town sits beside the lovely River Test, one of the finest trout and salmon rivers in Europe. It is home to a multitude of small independent retailers, winding streets and charm. Located on the beautiful Test Way walking and cycling trail and is an excellent base for touring the pretty villages of the Test Valley and nearby attractions such as Broadlands, the Sir Harold Hillier Gardens and Mottisfont Abbey, home to the National Rose Collection and the New Forest within a 10 minute drive.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

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.

Council Tax

Test Valley - Band D

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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