



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

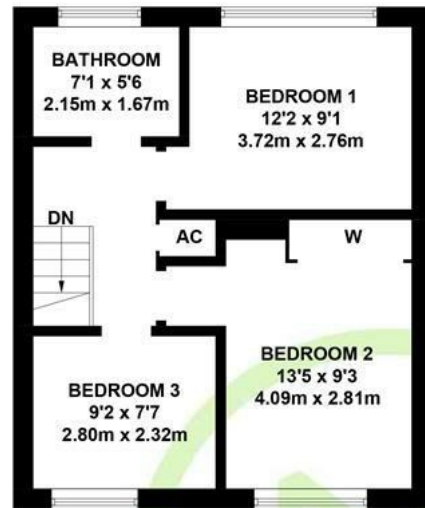




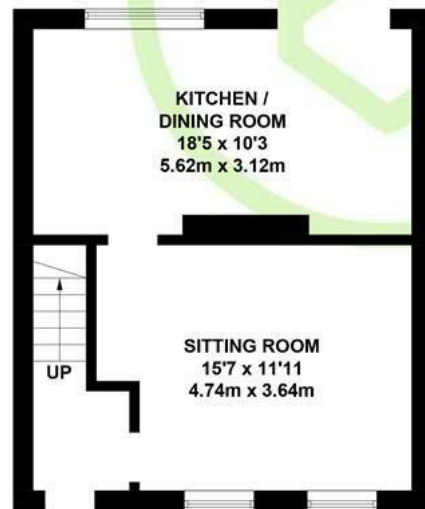
5 Beverley Gardens
Romsey, Hampshire, SO51 7TA

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FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 426 SQ FT / 39.6 SQ M
FIRST FLOOR = 426 SQ FT / 39.6 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 1042 SQ FT / 96.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1316558)

Summary

A beautifully presented end-of-terrace home, ideally situated within the popular residential area of Woodley. Offering well-proportioned accommodation throughout, the property comprises three bedrooms, a modern family bathroom, a spacious sitting room and a bright open-plan kitchen/dining room. Externally, the home benefits from a private enclosed rear garden, together with a tandem garage and off-road parking for one vehicle. Communal on street parking available to the front.

Features

- Beautifully presented end of terrace house
- Three bedrooms
- Modern family bathroom
- Open plan kitchen/dining area positioned at the rear of the home
- Well maintained and enclosed rear garden
- Tandem garage with parking for one vehicle in front
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

Upon entering the property, you are welcomed by a useful entrance hall offering ample space for coats and shoes, with access to the sitting room and stairs rising to the first-floor landing. The spacious sitting room is filled with natural light from dual front-aspect windows and provides plenty of room for comfortable seating, while a useful understairs cupboard offers practical storage. Positioned to the rear of the home, the open-plan kitchen/dining room is a bright and inviting space, ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units and provides space for a cooker with extractor hood above, along with plumbing for a washing machine and dishwasher, plus dedicated space for a fridge and freezer. The dining area comfortably accommodates a family dining table and chairs, with sliding doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a generously proportioned double, benefiting from a built-in wardrobe and an attractive outlook over the front aspect. Bedroom two is also a spacious double, enjoying pleasant views across the rear garden, while bedroom three is a well-sized single room that offers excellent versatility as a child's bedroom, nursery or home office. Completing the first floor, the family bathroom is finished with contemporary floor-to-ceiling tiling and comprises a panelled bath with shower over, heated towel rail, WC and wash hand basin.

Outside

The rear garden is well enclosed by a combination of brick walling and timber fencing, creating a private and secure outdoor space. A generous adjoining patio provides the perfect setting for outdoor dining and entertaining, with ample room for seating. Steps lead up to a well-maintained lawn, beyond which is a raised decked seating area, offering an additional spot to relax and enjoy the garden. A useful rear gate provides convenient pedestrian access.

Parking

The property further benefits from a tandem garage, situated within a nearby block, together with off-road parking for one vehicle directly in front. Further on street communal parking to the front.

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

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

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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