



83 Station Road | £350,000
Romsey, Hampshire, SO51 8DP

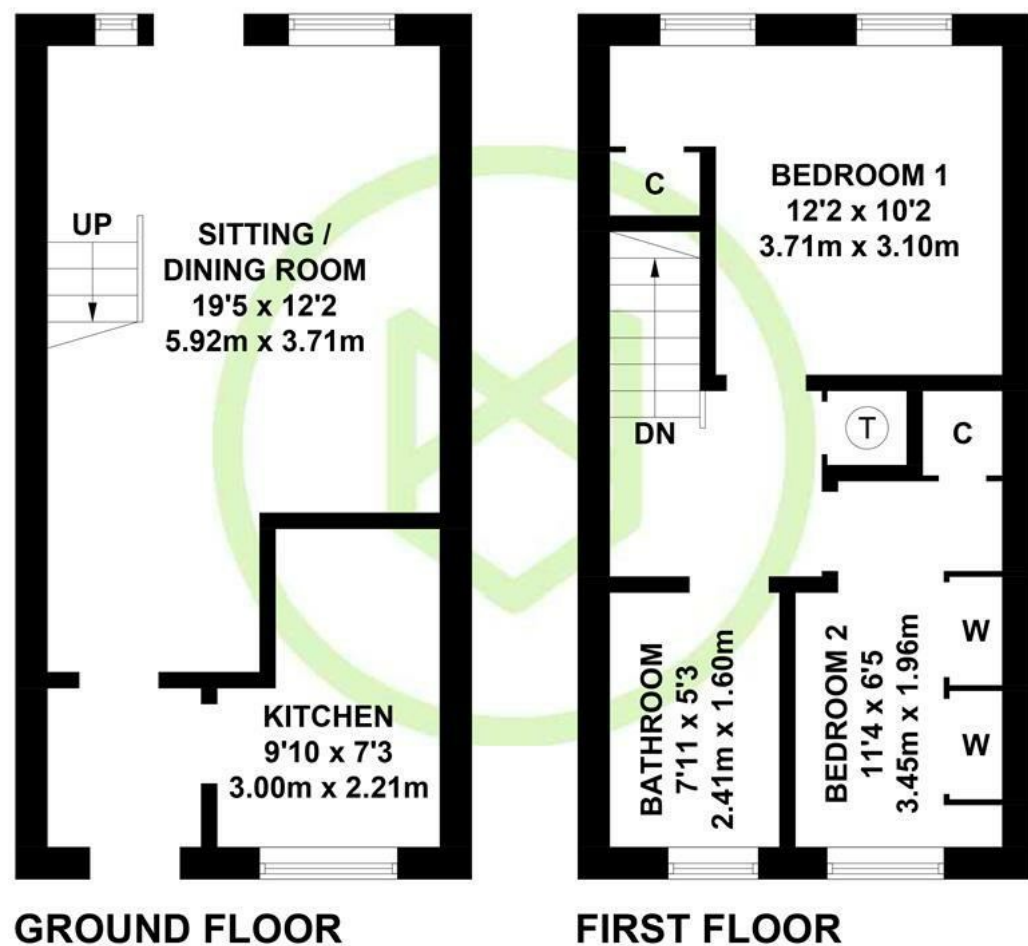




83 Station Road
Romsey, Hampshire, SO51 8DP

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 300 SQ FT / 27.9 SQ M
 FIRST FLOOR = 300 SQ FT / 27.9 SQ M
 TOTAL = 600 SQ FT / 55.8 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1329336)

Summary

An immaculate and beautifully presented home, ideally situated in the heart of Romsey town centre and within easy reach of the wide range of shops, cafés, restaurants and amenities the town has to offer. The well-planned accommodation comprises two bedrooms, a family bathroom, a well-equipped kitchen and a particularly appealing open-plan sitting/dining room, providing a comfortable and versatile living space. Outside, the property benefits from a private, south-facing rear garden, ideal for enjoying the sunshine, together with allocated parking for two vehicles.

Features

- Beautifully presented house
- Two bedrooms
- Open plan sitting/dining area opening to rear garden
- South facing rear garden
- Allocated parking for two vehicles
- Positioned within the heart of Romsey Town centre

EPC Rating

Energy Efficiency Rating
 Current D
 Potential A

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Ground Floor

Upon entry, the welcoming entrance hall provides access to the kitchen and main living area. The kitchen is well equipped with a range of wall and base storage units, together with space for a fridge/freezer, plumbing for a washing machine, space for a cooker and an extractor above. Positioned to the rear of the home, the open-plan sitting/dining area provides a versatile and sociable space, with an electric fire creating an attractive focal point, ample room for comfortable seating and study furniture, and stairs rising to the first floor. A single door opens directly onto the rear garden, creating a pleasant connection between the living space and outside.

First Floor

The first-floor landing provides access to both bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a generous double room, enjoying plenty of natural light from dual windows and benefiting from a useful storage cupboard. Bedroom two is a well-proportioned single bedroom, currently utilised as a dressing area and offering excellent storage with double wardrobes and a built-in storage cupboard. Completing the first floor, the family bathroom is finished with attractive floor-to-ceiling tiling and comprises a shower over bath, WC, wash basin and heated towel rail, providing a practical and well-appointed space for everyday use.

Outside

Enjoying a desirable south-facing aspect, the rear garden offers a low-maintenance outdoor space, with a paved patio extending across the full width of the garden. The garden is enclosed by timber fencing, creating a particularly private and secluded setting, while a useful gate provides convenient pedestrian access to the rear.

Parking

Allocated parking for two vehicles

Location

Station Road is in the heart of Romsey, located within a short level walk of the town centre along with all the extensive amenities this market town has to offer including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property

Tenure

Freehold

Sellers Position

Buying on

Heating

Electric

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 me

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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