







30 The Tyleshades | £365,000

Romsey, Hampshire, SO51 5RJ

Henshaw Fox









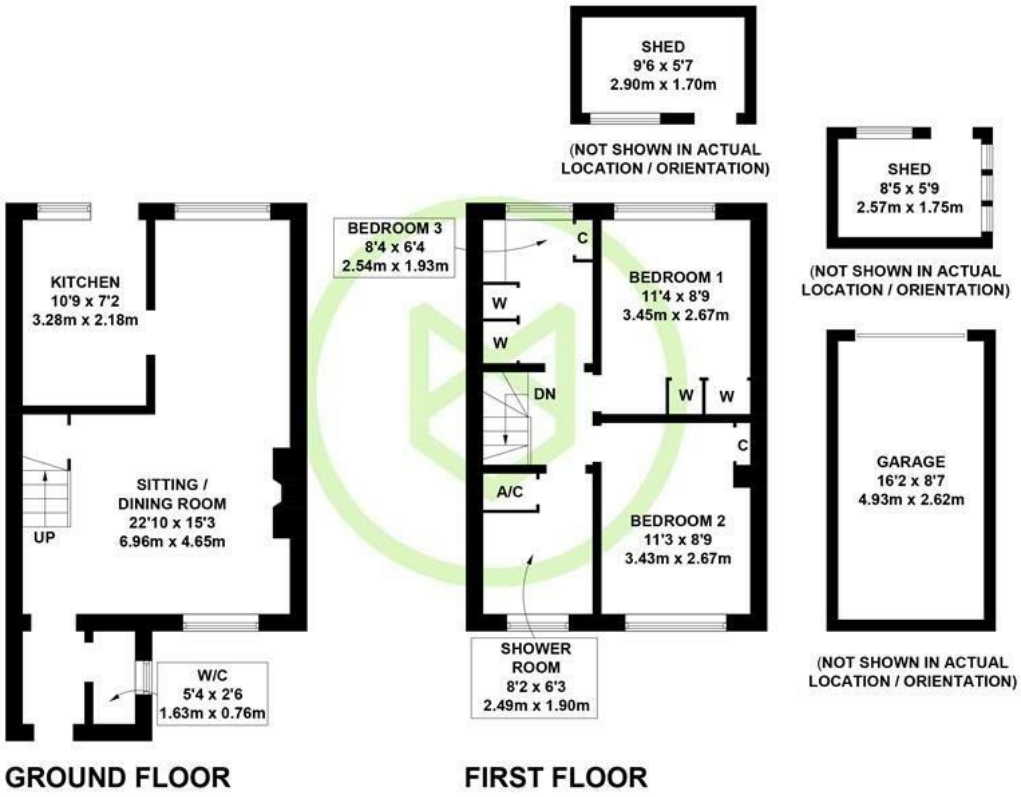




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 399 SQ FT / 37.1 SQ M
FIRST FLOOR = 357 SQ FT / 33.2 SQ M
OUTBUILDINGS = 240 SQ FT / 22.3 SQ M
(INCLUDING GARAGE)
TOTAL = 996 SQ FT / 92.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1347808)

Summary

A well-appointed semi-detached house, ideally located within a level walk of Romsey Town centre and offered with no onward chain. The welcoming accommodation begins with a useful porch with cloakroom, a bright open-plan sitting/dining area, with dual aspect windows and a gas fire as a real focal point and a well-equipped kitchen. Upstairs, there are three bedrooms, including a generous principal with built-in wardrobe and a shower room. Outside, the home enjoys a well-enclosed, westerly facing rear garden, ideal for afternoon and evening sun, together with a garage and parking to the front.

Features

- Semi-detached house
- Three bedrooms
- Shower room and downstairs claokroom
- Westerly facing rear garden
- Single garage with parking in front
- Situated within a level walk of Romsey Town centre
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor
Upon entry, a useful porch provides access to the sitting/dining area and to a convenient cloakroom with WC and wash basin. The open-plan sitting/dining area is a bright and welcoming space, enjoying dual aspect windows and a gas fire which serves as a real focal point. Stairs rise to the first floor landing, with a handy under-stairs storage cupboard below. The well-equipped kitchen is fitted with a range of wall and base units and includes a fridge/freezer, cooker with extractor above and washing machine, with a door opening onto the rear garden.

First Floor
The first floor landing provides access to all three bedrooms and the shower room. The principal bedroom is a generous double with built-in wardrobe and lovely views over the rear garden. Bedroom two is also a double, with built-in storage, while bedroom three is an ample single, equally suited as a study, and benefits from a built-in wardrobe and desk. The shower room is fitted with a large shower cubicle, WC and wash basin, along with a useful airing cupboard.

Outside
The rear garden is well enclosed and enjoys a westerly aspect, making it an ideal spot to enjoy the afternoon and evening sun. A large adjoining patio provides an excellent space for outdoor dining and entertaining, with a useful gate giving pedestrian access to the front. Beyond lies a well-tended lawn, flanked on one side by mature shrubs, together with a useful shed with power and lighting. A pathway leads up steps to a rockery, before stepping down to a lower level decking area and access for 'the den', creating a lovely, secluded retreat.

Parking
Garage with parking in front. Further on street parking available

Location
The popular district of Tadburn is within a flat level walk Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Tadburn Road and on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

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.

Sellers Position
No onward chain

Heating
Gas

Infant and Junior School
Romsey Primary School

Secondary School
The Mountbatten 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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