



83 Westering | £385,000
Romsey, Hampshire, SO51 7LX





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Summary

An attractive and extended end-of-terrace home, ideally situated within a quiet cul-de-sac. The well-proportioned accommodation offers versatile living space throughout, comprising four bedrooms, an upstairs family bathroom and a convenient downstairs shower room. The extended and modern kitchen provides a stylish and practical space, useful utility area and spacious sitting/dining room offering an inviting area for both relaxing and entertaining. Outside, the property benefits from an enclosed, low-maintenance rear garden, providing a pleasant private space to enjoy, while to the front, a driveway offers off-road parking and leads to a useful external store.

Features

- Extended end of terrace house
- Four bedrooms
- Upstairs bathroom room and downstairs shower room
- Modern kitchen and separate utility area
- Driveway parking leading to useful store
- Situated within a quiet cul-de-sac



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 610 SQ FT / 56.7 SQ M
FIRST FLOOR = 518 SQ FT / 48.1 SQ M
STORE = 61 SQ FT / 5.7 SQ M
TOTAL = 1189 SQ FT / 110.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1337002)

EPC Rating

Energy Efficiency Rating
Current D
Potential C

83, Westering, Romsey, Hampshire, SO51 7LX

Ground Floor

Step into a welcoming entrance hall complete with handy space for coats and shoes and smooth flow into the rest of the ground floor. The extended kitchen is wonderfully bright and airy, flooded with natural light from a stylish skylight while offering plenty of wall and base units alongside integrated appliances like a fridge, freezer, dishwasher, double oven and hob with extractor. Right alongside it, you'll find a practical utility room with dedicated plumbing and space for both a washing machine and dryer. Downstairs also features a contemporary shower room kitted out with a large walk-in shower, WC, wash basin, and heated towel rail. Tucked away at the back of the house, the open-plan sitting and dining area acts as the heart of the home, featuring a useful under-stairs storage cupboard and sliding doors that open right out onto the rear garden.

First Floor

Rising to the first-floor landing, this central hub seamlessly connects all four well-proportioned bedrooms, the family bathroom, and a convenient airing cupboard. The main bedroom offers a generous and inviting double space complete with built-in storage, accompanied by a second comfortable double bedroom and a cozy third small double, all featuring built-in wardrobes. The versatile fourth room serves wonderfully as an ample single bedroom or an ideal home study, while the family bathroom is thoughtfully appointed with a shower over the bath, a WC and a wash basin.

Outside

The rear garden features a generous patio adjoining the house, ideal for outdoor seating or entertaining. From here, a few gentle steps lead up to another patio tier surrounded by a curated selection of established shrubs, alongside a handy garden shed. Finishing it all off, a convenient side gate provides easy pedestrian access around to the front of the property.

Parking

Driveway to the front leading to store

Location

The quiet, family area of Westering is located on the easterly side of Romsey town. It sits approximately 1.2 miles from Romsey centre and also not far from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

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.

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

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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