



6 Palmerston Street | £415,000
Romsey, Hampshire, SO51 8GG

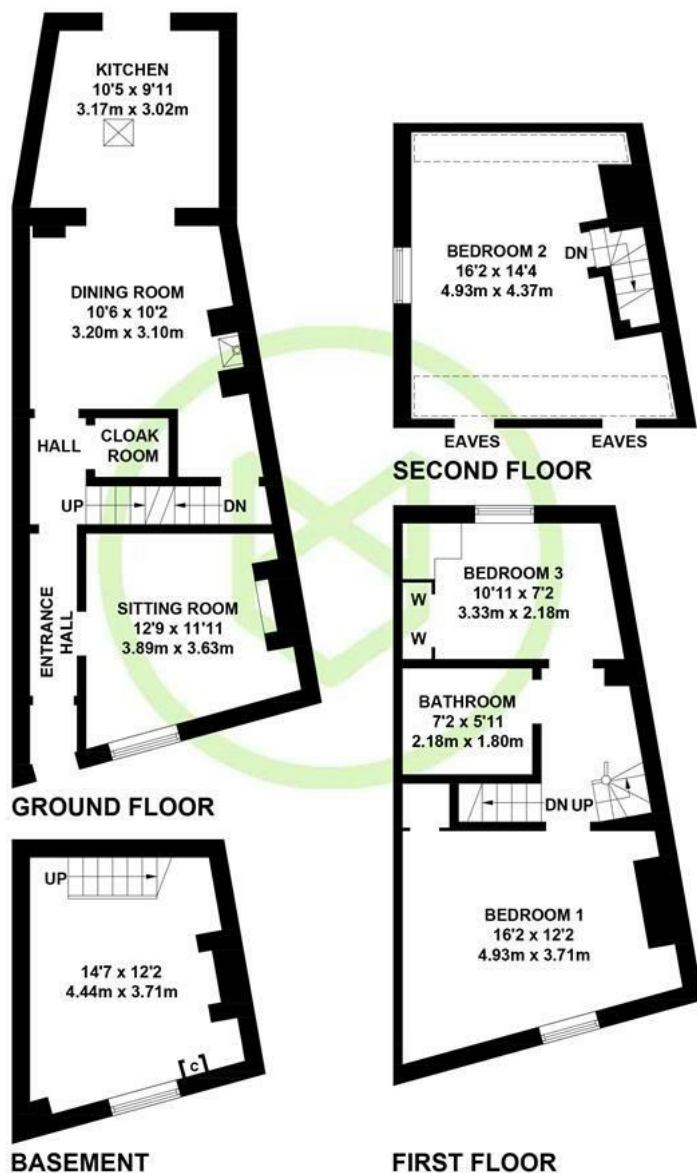
 Henshaw Fox



6 Palmerston Street
Romsey, Hampshire, SO51 8GG

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APPROXIMATE GROSS INTERNAL AREA
 BASEMENT = 143 SQ FT / 13.3 SQ M
 GROUND FLOOR = 466 SQ FT / 43.3 SQ M
 FIRST FLOOR = 374 SQ FT / 34.8 SQ M
 SECOND FLOOR = 212 SQ FT / 19.7 SQ M
 TOTAL = 1195 SQ FT / 111.1 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1165952)

Summary

Originally dating back to 1760, this charming and characterful Grade II listed home is positioned within the heart of Romsey Town centre and is offered with no onward chain. Set over four floors, the accommodation features a cellar which is currently used as a music studio, three bedrooms, family bathroom, sitting room, dining area, kitchen and cloakroom. Outside, the home enjoys a pleasant and private rear garden.

Features

- Charming Grade II listed house positioned within Romsey Town centre
- Three bedrooms
- Open plan kitchen/dining area at rear
- Cellar currently used as music studio
- Low maintenance and enclosed rear garden
- Permit parking available
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
 Current
 Potential

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Ground Floor

Upon entry, an inviting entrance hall allows access for the sitting room, dining area, cloakroom comprising WC and wash basin and stairs leading to the first floor landing. The cosy sitting room has a large window onlooking the front aspect and an open fireplace creating the perfect focal point. The dining area has ample space for dining table with chairs, stairs down to the cellar and an open fireplace. The kitchen has double doors opening to the garden, sky lights, selection of wall and base storage units, space for fridge/freezer and variety of appliances including oven, hob with extractor above, microwave, washing machine and dishwasher.

Lower Ground Floor

Currently used as a music room, the basement provides potential for a variety of uses. Treated in 2016, the cellar has power and lightning.

First Floor

The first floor landing provides access for the principal bedroom, bedroom three, bathroom and stairs leading up to the second floor. The principal bedroom is a generous double with storage cupboard and feature fireplace which acts as a real focal point. Bedroom three is an ample single with built in wardrobes. The family bathroom comprises floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail.

Second Floor

Bedroom two is a spacious double room with the benefit of eaves storage.

Outside

The low maintenance rear garden has been beautifully landscaped and is enclosed by timber fencing. It features an adjoining paved seating area, ideal for alfresco dining or entertaining, woodchip area, further paved area and summer house.

Parking

On street permit parking available.

Location

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

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.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Gas

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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