







24 Palmerston Street | £325,000

Romsey, Hampshire, SO51 8GG

Henshaw Fox









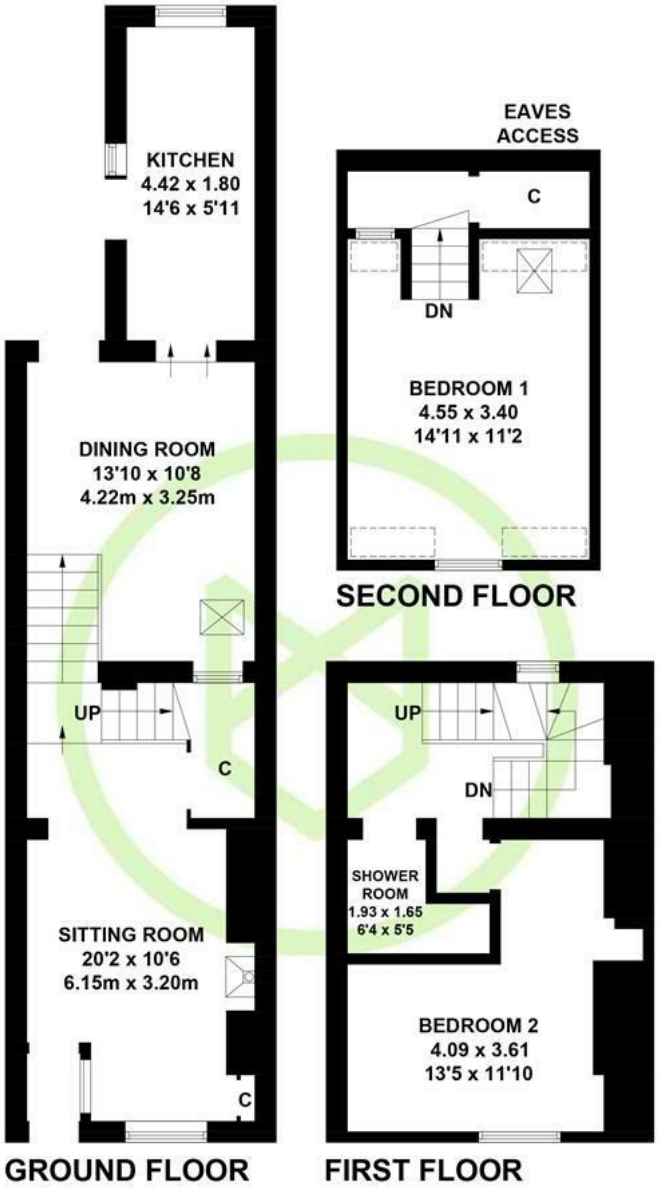




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Romsey, Hampshire, SO51 8GG

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 457 SQ FT / 42.5 SQ M
FIRST FLOOR = 245 SQ FT / 22.8 SQ M
SECOND FLOOR = 199 SQ FT / 18.5 SQ M
TOTAL = 901 SQ FT / 83.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345559)

Summary

A charming Grade II listed period home, set within the heart of the historic market town of Romsey. Brimming with character and period features throughout, the well-appointed accommodation comprises two double bedrooms and a shower room, along with a spacious sitting room with a feature fireplace and sash window. A separate dining area opens through to the kitchen, positioned at the rear of the home, making this a delightful setting for both everyday living and entertaining. Outside, the property enjoys an enclosed and surprisingly spacious rear garden.

Features

- Charming Grade II Listed Period Home
- Located within the heart of Romsey Town centre
- Filled with Character and Period Features Throughout
- Spacious sitting room and separate dining area
- Two double bedrooms
- Enclosed and Private Rear Garden with Decking Area

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor
Upon entry, a useful inner entrance opens into the main sitting room, a bright and welcoming space that immediately sets the tone for the rest of the home. A charming sash window to the front aspect floods the room with natural light, while a feature fireplace forms an attractive focal point, complemented by exposed beams and characterful alcoves that speak of the home's age and history. From here, stairs rise to the first floor landing, with a few further steps leading up to the dining area. This is a delightful room with ample space for a dining table and chairs, making it ideal for family meals and entertaining, with access through to the kitchen and a door opening out to the rear garden. Positioned at the rear of the home, the kitchen is fitted with a selection of wall and base storage units and offers built-in appliances, along with plumbing and space for further appliances. A further door opens out to the rear garden, providing easy access to the outside space.

First Floor
The first floor landing provides access to the principal bedroom and the shower room, with stairs rising to the second bedroom above. The principal bedroom is a generous double room, filled with natural light from its front facing window and retaining a wonderful sense of character. The shower room is fitted with a shower cubicle, WC and wash basin, offering a practical and convenient space for the home.

Second Floor
Occupying the entire second floor, the second bedroom is also a double and enjoys a lovely sense of seclusion, with a skylight window, eaves storage and a front facing window combining to create a bright and airy retreat.

Outside
The rear garden is well enclosed and enjoys a wonderful sense of privacy, making it a peaceful retreat within the heart of the town. A decking area provides the perfect spot for outdoor seating and entertaining, while a path flanked by mature shrubs and colourful flower beds leads through the garden to an additional area, currently home to a timber shed. It is a charming and surprisingly spacious outdoor space, ideal for relaxing on a summer evening.

Parking
On street permit parking

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.

Tenure
Freehold

Sellers Position
Buying on

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

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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