



12 Bark Mill Mews | £500,000

Romsey, Hampshire, SO51 8HL





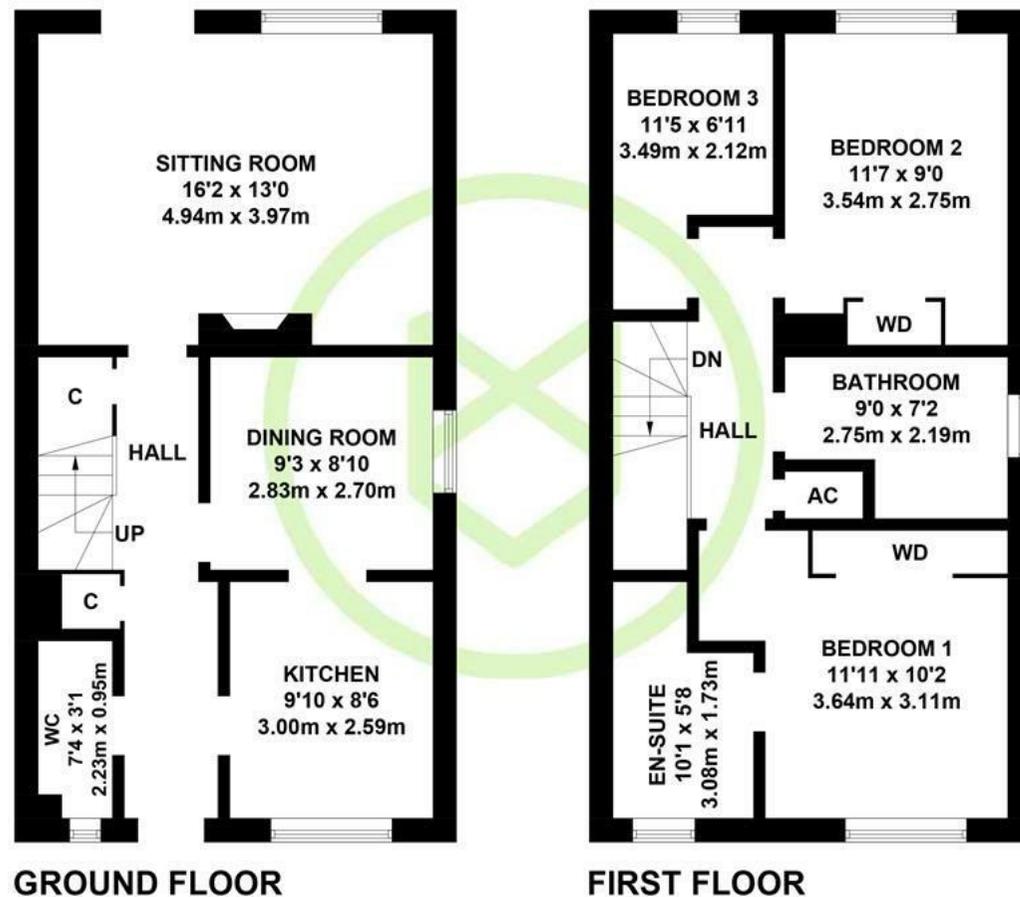
12 Bark Mill Mews
Romsey, Hampshire, SO51 8HL

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A rarely available three-bedroom semi-detached home, ideally situated within walking distance of Romsey Town centre. This well-presented property offers a thoughtfully arranged interior comprising three bedrooms, a modern en-suite to the principal bedroom, and a family bathroom. The ground floor provides a welcoming kitchen, separate dining area, spacious sitting room, and a convenient cloakroom. Outside, the property benefits from a private and well-maintained rear garden, perfect for relaxing or entertaining, alongside allocated parking for two vehicles at the front.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 540 SQ FT / 50.2 SQ M
FIRST FLOOR = 540 SQ FT / 50.2 SQ M
TOTAL = 1080 SQ FT / 100.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1276029)

Features

- Beautifully presented semi-detached house
- Three bedrooms
- Modern en-suite, family bathroom and downstairs cloakroom
- Well equipped kitchen opening to dining area
- Positioned within walking distance of Romsey Town centre
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current C
Potential C

12, Bark Mill Mews, Romsey, Hampshire, SO51 8HL

Ground Floor

On entering the property, you are welcomed by a spacious and inviting entrance hall, thoughtfully laid out to provide access to the principal ground floor rooms. From here, doors lead to the kitchen, dining room and sitting room, along with a convenient cloakroom fitted with a WC and wash hand basin. There is also a useful storage cupboard and staircase rising to the first-floor landing. The kitchen is well appointed and designed with practicality in mind, offering a comprehensive range of wall and base units providing ample storage. There is plumbing for a dishwasher, space for a fridge, space for freezer and a selection of integrated appliances including an oven, microwave and electric hob with extractor hood above, creating a functional and attractive space for everyday living. Leading directly from the kitchen, the dining room offers plenty of space for a family-sized table and chairs, making it ideal for both formal entertaining and relaxed mealtimes. Positioned at the rear of the property, the generously proportioned sitting room enjoys a pleasant outlook over the garden, with double doors opening out onto the patio and beyond. A gas fire provides a warm and welcoming focal point

First Floor

The first-floor landing provides a bright and airy approach, giving access to all three bedrooms, the family bathroom and a useful airing cupboard for additional storage. The principal bedroom is a generous double room, thoughtfully designed with a built-in wardrobe and ample space for freestanding furniture. A contemporary en-suite complements the room beautifully, finished with elegant floor-to-ceiling tiling and fitted with a sleek shower enclosure, WC, wash hand basin and a heated towel rail for added comfort. Bedroom two is another well-proportioned double, also benefitting from a built-in wardrobe and enjoying a pleasant outlook over the rear garden. Bedroom three offers versatility as a comfortable single bedroom, nursery or an ideal home office for those working remotely. Completing the accommodation is the family bathroom, fitted with a panelled bath, WC and wash hand basin, serving the additional bedrooms with ease.

Outside

The rear garden offers a wonderful extension of the living space, beginning with a generous adjoining patio that provides ample room for outdoor seating and entertaining. Whether enjoying al fresco dining in the warmer months or simply relaxing with family and friends, this area is perfectly suited to both. Beyond the patio lies a well-kept section of lawn, attractively bordered by mature flower beds that add colour and seasonal interest throughout the year. A timber shed provides useful additional storage for garden equipment. A practical side passage and gate offer convenient access to the front of the property, enhancing the overall functionality of this delightful outdoor space.

Parking

Allocated parking for two vehicles

Location

Bark Mill Mews is located on Middlebridge Street, a short walk to 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, some stunning walks and Romsey Abbey. 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

Management Charge

£945 per annum

Heating

Gas

Council Tax

Test Valley - Band E

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

