



15 Bridge Road | £475,000  
Romsey Town Centre, Hampshire, SO51 8JD





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## Summary

A charming 1930s semi-detached home, ideally positioned on a quiet no-through road and within a short, level walk of Romsey town centre. The property blends period character with modern living and offers three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. The ground floor features a spacious sitting room with a log burner, an extended and open-plan kitchen/dining area, a useful utility room and a downstairs cloakroom. Externally, the enclosed rear garden enjoys a desirable westerly-facing aspect, while to the front there is a driveway providing off-road parking, complemented by further on-street permit parking.

## Features

- Charming 1930's semi-detached house
- Extended kitchen/dining area and separate utility room
- Three bedrooms
- En-suite to principal room and family bathroom
- Westerley facing rear garden
- Driveway parking to front and further on street permit parking available
- Positioned within a short flat walk of Romsey Town centre



**GROUND FLOOR**

**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 660 SQ FT / 61.3 SQ M  
FIRST FLOOR = 479 SQ FT / 44.5 SQ M  
TOTAL = 1139 SQ FT / 105.8 SQ M  
(EXCLUDING LEAN TO STORE)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1263581)

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 15, Bridge Road, Romsey Town Centre, Hampshire, SO51 8JD

## Ground Floor

Upon entering the property, the porch provides access to the sitting room and the staircase leading to the first-floor landing, immediately setting the tone for a home rich in charm and character. The spacious sitting room features double doors opening into the kitchen/dining area, a large bay window overlooking the front aspect and a log burner which serves as a striking focal point. Set across the rear of the home, the extended and open-plan kitchen/dining area offers an excellent space for modern living, enhanced by dual skylights, ample room for a dining table and chairs, and a door providing access to the rear garden, with a further internal door leading to the utility room. The kitchen is fitted with a range of wall and base units and includes plumbing for a dishwasher, space for an oven with extractor above, and a built-in fridge/freezer. The utility room adds further practicality with plumbing for a washing machine, space for an under-counter fridge and a door opening to the side aspect, while a cloakroom completes the ground floor accommodation, comprising a WC and wash basin.

## First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard. The principal bedroom is a generously proportioned double, enhanced by dual windows that allow for ample natural light, and further benefits from a modern en-suite comprising a shower cubicle, WC and wash basin. Bedroom two is also a well-sized double and features built-in wardrobes, while bedroom three is a comfortable single room or an ideal home office or study. Completing the accommodation is the family bathroom, fitted with a bath, WC, wash basin and heated towel rail and further benefiting from a light tunnel.

## Outside

To the rear, the property benefits from a generously sized adjoining patio, ideal for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn and thoughtfully planted with a variety of mature shrubs, creating an attractive and well-established outdoor space. Enjoying a desirable westerly-facing aspect, the garden is enclosed by timber fencing, offering both privacy and security. There is also a useful lean-to providing additional storage, along with a convenient gated access leading through to the driveway at the front of the property.

## Parking

Block paved driveway

## Location

Bridge Road is situated within a short level walk of Romsey Town town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's 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

## Sellers Position

Buying on

## Infant and Junior School

Romsey Primary 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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