



Marstan | £495,000  
School Road, Romsey, Hampshire, SO51 7NY





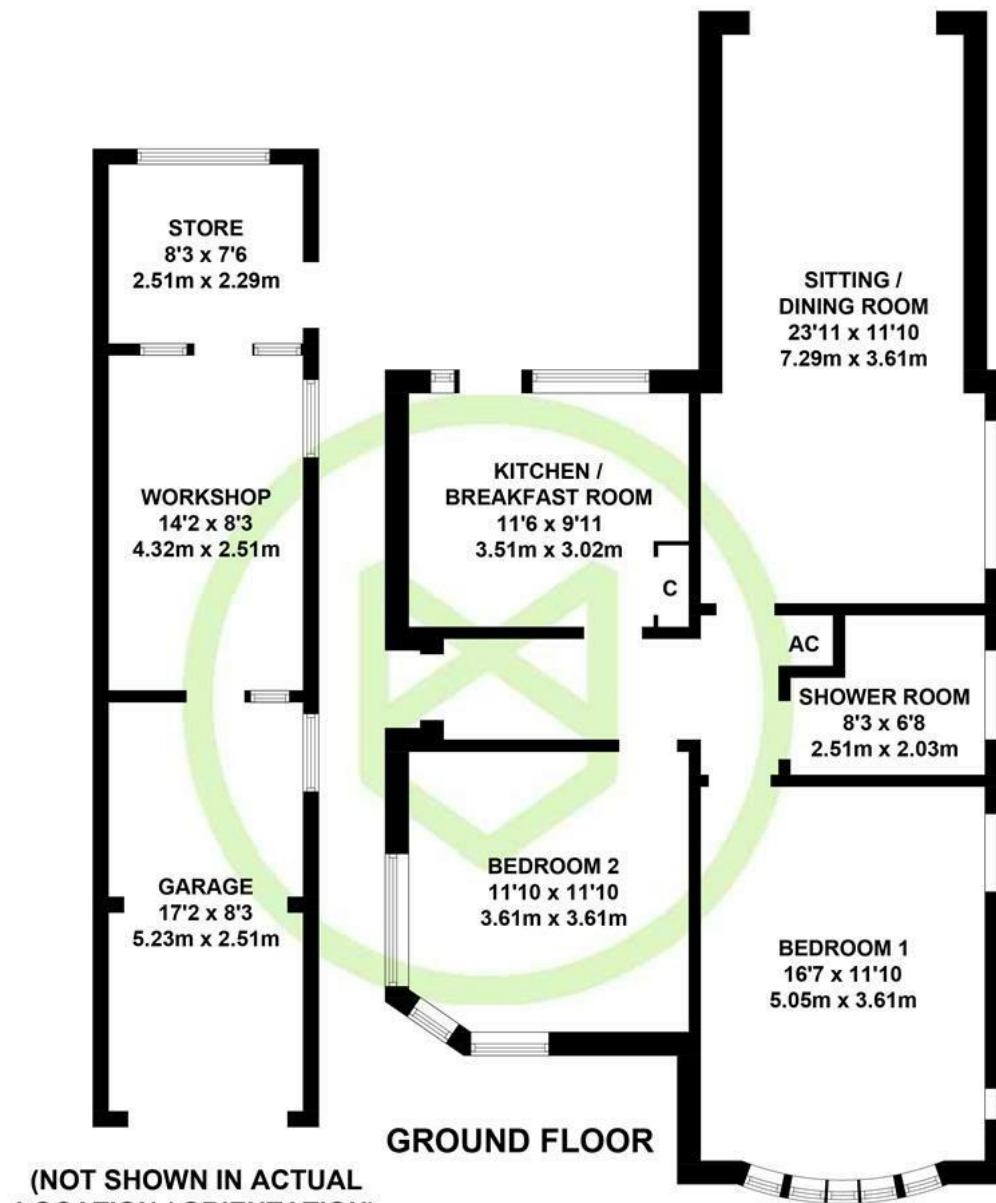


Marstan  
School Road, Romsey, Hampshire, SO51 7NY

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(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 865 SQ FT / 80.4 SQ M  
OUTBUILDINGS = 327 SQ FT / 30.4 SQ M  
TOTAL = 1192 SQ FT / 110.8 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1261909)

## Summary

A spacious detached bungalow, located within a quiet road and near to excellent local amenities. The home has the potential to improve and extend, subject to planning permissions. The accommodation comprises two double bedrooms, a shower room, large sitting/dining room and kitchen/breakfast room. Outside the rear garden measures approximately 100ft in length, there is a gated driveway, parking for several vehicles and a detached garage including workshop and store room. The home is offered for sale with no forward chain.

## Features

- Offered for sale with no forward chain
- Generous plot with rear garden measuring approximately 100ft in length
- Potential to extend and modernise (subject to planning permissions)
- Two double bedrooms and a shower room
- Sitting/dining room and kitchen/breakfast room
- Gated driveway parking for several vehicles, tandem garage including workshop and store room

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# Marstan

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## Accommodation

The entrance hall provides access to the airing cupboard and to all the principal rooms. The sitting/dining room is a large room, with pleasant views and doors that open to the rear garden. The kitchen/breakfast room is fitted with range of cupboards and drawers and a built in oven with hob and extractor canopy over. There is space for a range of further appliances including a dishwasher, washing machine, tumble dryer and fridge. A built in pantry provides further storage, there is space for table with chairs, and a door opens to the rear garden. Bedroom one is a large double room with a pleasant double aspect, the room is positioned next to the shower room, offering the potential to create an en-suite (subject to planning permissions and building regulations). Bedroom two is another double room, with a feature corner window that overlooks the front of the home. The shower room is fitted with a suite comprising WC, wash basin and enclosed shower cubicle. The loft hatch can be found in the shower room.

## Outside

The gardens are a particular feature of the home, offering a quiet space with privacy. The front garden is laid to lawn with established hedging. The rear garden measures approximately 100ft in length, paving adjoins the rear of the home, the remainder of the garden is mainly laid to lawn with established hedging and trees. A gate provides access to the driveway and a door opens into the store room at the rear of the workshop and garage.

## Parking

A gated driveway provides parking for several vehicles. The garage has an up and over door, power and lighting. To the rear of the garage is a workshop and further store room. Such is the size of the garage, it would lend itself to conversion (subject to planning permissions).

## Location

Marstan is located on School Road and within a secluded position on the edge of Romsey. It is approximately 2 miles from the town centre and train station, there is a bus stop nearby, providing easy access into the town's various general amenities.

## Sellers Postion

No forward chain

## Age

1950s

## Tenure

Freehold

## Council Tax

Band D - Test Valley Borough Council

## 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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