



5B New Road | £415,000
Romsey, Hampshire, SO51 7LL

 Henshaw Fox



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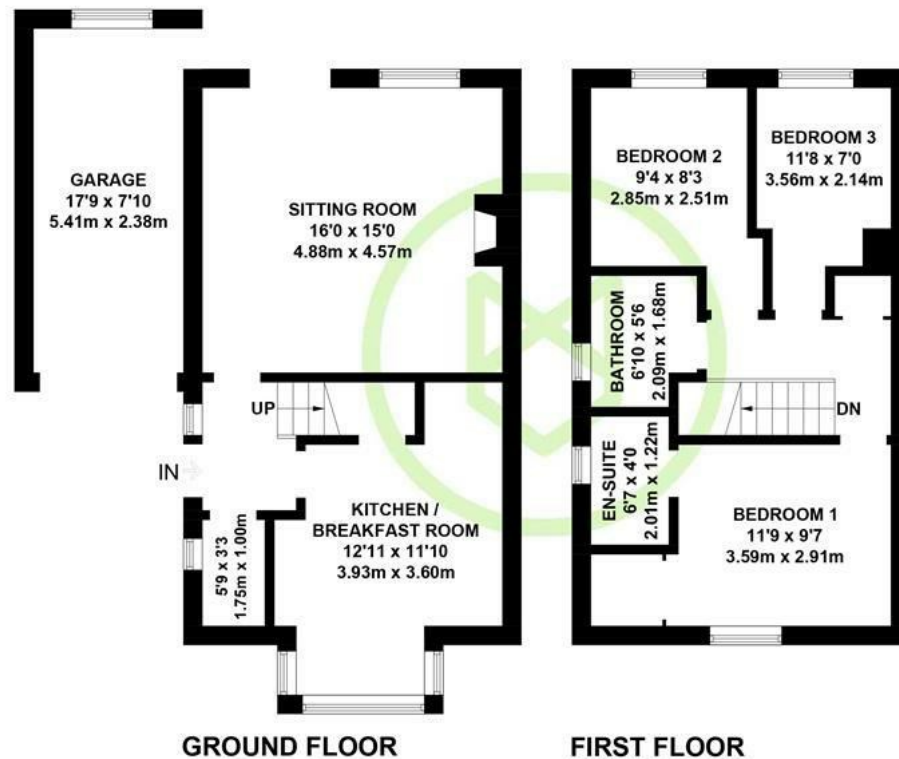


Summary

A charming semi-detached family home, conveniently located within a level walk of Romsey town centre, easily accessible via the scenic canal path. The property offers well-proportioned and thoughtfully arranged accommodation, comprising three good-sized bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, a spacious kitchen/breakfast room, a versatile sitting/dining area, and downstairs cloakroom. Externally, the home benefits from a private, enclosed south-facing rear garden, perfect for relaxing or entertaining. Additional advantages include a garage and driveway providing off-road parking for two vehicles.

Features

- A well presented semi-detached house
- Located within a flat walk of Romsey Town centre via the canal path
- Enclosed south facing rear garden
- Driveway parking leading to single garage
- Three bedrooms
- En-suite shower room and family bathroom



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 468 SQ FT / 43.5 SQ M
FIRST FLOOR = 444 SQ FT / 41.3 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 1054 SQ FT / 98.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1274173)

EPC Rating

Energy Efficiency Rating
Current C
Potential C

5B, New Road, Romsey, Hampshire, SO51 7LL

Ground Floor

Upon entering the property, a welcoming entrance hall provides access to the spacious sitting/dining room, well-appointed kitchen/breakfast room, convenient cloakroom fitted with WC and wash basin, and stairs rising to the first-floor landing. The sitting/dining room is a bright and generous space, featuring double doors that open onto the rear garden and a gas fire that creates an attractive focal point. The kitchen/breakfast room is arranged in an open-plan style with a large bay window allowing an abundance of natural light, ample space for a dining table and chairs, and a range of wall and base units offering excellent storage, together with space for a fridge/freezer, plumbing for a washing machine, and a built-in oven with hob and extractor above.

First floor

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard, creating a practical and well-balanced layout. The principal bedroom is a generous double room, complete with built-in storage and a private en-suite featuring a shower cubicle, WC and wash basin. Bedroom two is another comfortable double, enjoying pleasant views over the rear garden. Bedroom three is a well-proportioned single room, ideal as a child's bedroom, guest room or home office. The family bathroom is fitted with a bath, WC and wash basin, serving the additional bedrooms and offering a bright and functional space for everyday use.

Outside

The rear garden enjoys a desirable south-facing aspect and offers a wonderful outdoor space for both relaxing and entertaining. An adjoining patio provides ample room for outdoor seating and dining, ideal for warmer months, while the remainder of the garden is mainly laid to a well-maintained lawn bordered by mature shrubs that add colour and privacy. A single door provides convenient access directly into the rear of the garage.

Parking

Driveway parking leading to single garage

Location

New Road is one of the most sought-after roads in Romsey, connecting to Canal Walk which offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, with commuter links to Southampton, Bath and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

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

Heating

Gas

Council Tax

Test Valley - Band C

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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