



76 Tadburn Road | £365,000  
Romsey, Hampshire, SO51 5HS





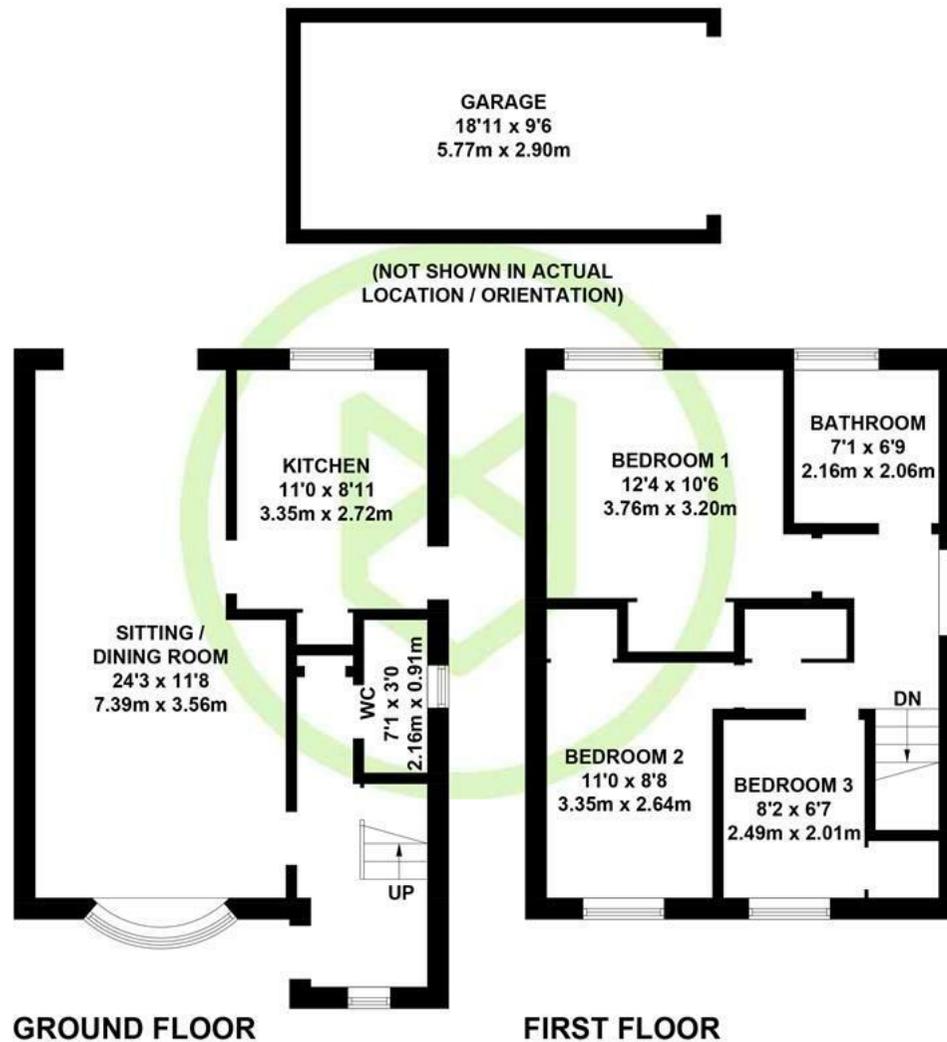
76 Tadburn Road  
Romsey, Hampshire, SO51 5HS

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## Summary

A delightful semi-detached home, situated within a short flat walk to Romsey Town centre. This bright and airy home features three bedrooms, family bathroom, open plan sitting/dining area, kitchen and useful downstairs WC. Externally, the home benefits from a low maintenance westerly facing garden and driveway parking leading to garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 464 SQ FT / 43.1 SQ M  
FIRST FLOOR = 442 SQ FT / 41.1 SQ M  
GARAGE = 180 SQ FT / 16.7 SQ M  
TOTAL = 1086 SQ FT / 100.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1039833)

## Summary

- Situated with a short flat walk into Romsey Town centre
- Three bedroom semi-detached house
- Family bathroom and useful downstairs cloakroom
- Westerly facing rear garden
- Driveway parking leading to garage
- Immaculately presented throughout

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 76 Tadburn Road

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## Ground Floor

Upon entry, the entrance hall provides access for the sitting/dining room, downstairs cloakroom comprising WC and wash basin and stairs leading to the first floor landing. The bright and airy sitting/dining room has a large bay window onlooking the front aspect, space for seating furniture, space for dining table with chairs, door leading through to kitchen and double doors out to the rear garden. The kitchen onlooks the rear aspect and features a selection of wall and base storage units, space for fridge/freezer, plumbing for washing machine and variety of inbuilt appliances including dishwasher and oven with hob and extractor above. Side door provides access out to the garden.

## First Floor

The first floor landing allows access for all three bedrooms, family bathroom and useful storage cupboard. The principal bedroom is a spacious double with built in wardrobe. Bedroom two is also a double, benefitting from a built in wardrobe. Bedroom three is an ample single or perfect study, also featuring built in storage. The modern family bathroom comprises shower over bath, WC, and wash basin.

## Outside

Accessed via the side door from the kitchen or double doors from the sitting/dining room, the low maintenance rear garden features an adjoining decking space, large area of paving, shingle stone border, rear gate to the driveway parking leading to garage and side access out to the front of the home. The garden is complemented by a westerly facing aspect.

## Parking

Driveway parking is situated at the rear of the home and leads to the garage which has an up and over door, power, lighting and useful eaves storage.

## Location

The popular district of Tadburn is within a flat level walk Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Tadburn Road and on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas central heating

## Infant and Junior School

Romsey Primary School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - C

## Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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