



4 Lansdowne Close | £375,000
Romsey, Hampshire, SO51 8FQ

 Henshaw Fox



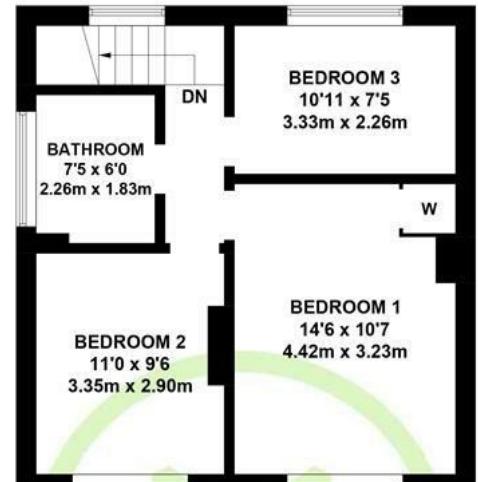
**4 Lansdowne Close
Romsey, Hampshire, SO51 8FQ**

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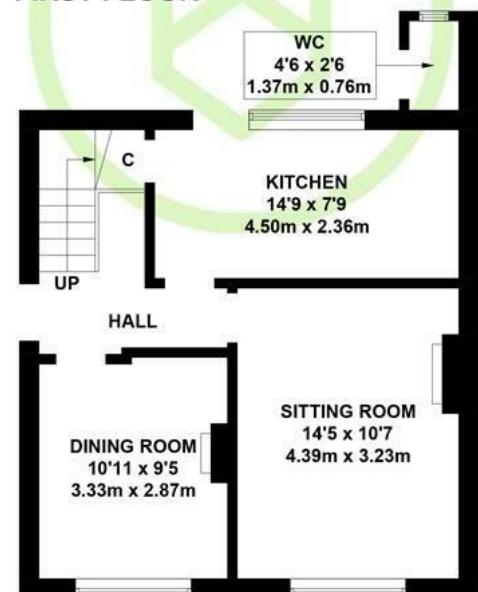


Summary

This charming 1920's family home enjoys an elevated position on the fringes of Romsey town centre, close to an abundance of amenities. The well maintained accommodation comprises three double bedrooms and family bathroom on the first floor with a separate lounge and dining room, complemented by a kitchen. Outside there are pleasant front and rear gardens.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 465 SQ FT / 43.2 SQ M
FIRST FLOOR = 465 SQ FT / 43.2 SQ M
EXTERNAL WC = 11 SQ FT / 1.0 SQ M
TOTAL = 941 SQ FT / 87.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1056203)

Summary

- A characterful end of terrace home
- Elevated and private position
- Situated on the fringes of Romsey Town centre
- Established well maintained front and rear gardens
- Separate sitting and dining area
- Three double bedrooms

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

Upon entry, the entrance hall allows access for the sitting room, dining room, kitchen and stairs leading to the first floor landing. The sitting room has ample space for seating furniture and features a log burner which acts as a real focal point to the room. The dining room has ample space for table with chairs and also features a log burner. Situated at the rear of the home, the kitchen comprises a selection of wall and base storage units, built in cooker with hob and extractor above, space for fridge/freezer, plumbing for washing machine, useful storage cupboard and door out to the rear garden.

First Floor

The first floor landing provides access to all three bedrooms and family bathroom. The principal bedroom is a generous double with built in wardrobe. Bedroom two and three are also double bedrooms. The family bathroom comprises shower over bath, WC and wash basin.

Outside

The rear garden has a large area of lawn, adjoining patio for outdoor seating and entertaining, two timber built sheds, selection of mature shrubs, useful outdoor WC, additional patio area at the rear of the garden and side gate allowing pedestrian access to the front of the home.

Parking

On street permit parking available. The home is eligible for two permits plus visitor permits.

Location

Lansdowne Close is near the heart of Romsey, located within a short level walk of the historic town centre along with 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.

Tenure

Freehold

Heating

Gas central

Infant and Junior School

The Romsey Abbey Ce Primary School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band 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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