



£485,000

HenshawFox

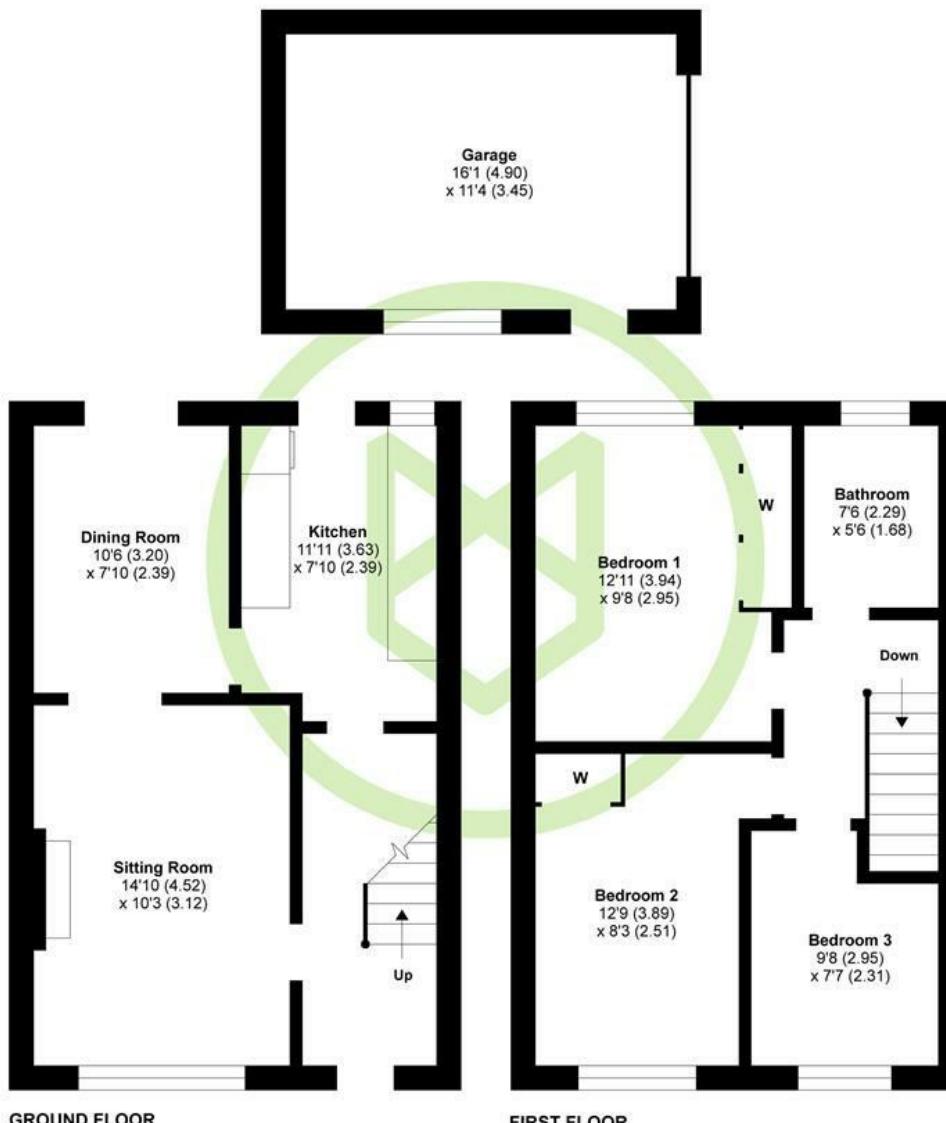


37, Middlebridge Street
Romsey, Hampshire, SO51 8HJ

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Ground Floor = 434 sq ft / 40.3 sq m
 First Floor = 434 sq ft / 40.3 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 1049 sq ft / 97.4 sq m
 For identification only - Not to scale



Summary

A charming and beautifully maintained semi-detached home within the town centre of Romsey. Situated within a prestigious central location, this lovely property offers spacious accommodation including three bedrooms, bathroom, double aspect sitting/dining area and a kitchen. Additionally there is an extended garage which provides off road parking and storage, along with a pleasant westerly facing rear garden.

Features

- Delightful semi-detached home
- Three well proportioned bedrooms
- Conveniently located within a desirable town centre address
- Double aspect open sitting/dining room
- Well maintained kitchen and bathroom
- Pleasant westerly facing rear garden
- Extended garage measuring 16'1 by 11'4

EPC Rating:
Energy Efficiency Rating
Current 71
Potential 85



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Accommodation

Ground Floor

The front door opens into this welcoming hallway, which presents stairs to the first floor straight ahead, as well as doors into the sitting room to the left and kitchen along the hall. Enjoying a lovely double aspect, this quite charming sitting room boasts an electric fireplace providing a great focal point. This flows nicely to the dining area which overlooks the rear garden via double doors that lead straight out. Further access into the kitchen is provided from the dining area, which is a deceptively large space with ample cupboards and drawers for storage. Built in appliances include an electric oven with induction hob and extractor canopy over, integral dishwasher, waste disposal and there is also space for a washing machine and tall standing fridge/freezer.

First Floor

A traditional landing gives access to each bedroom, the bathroom and the loft. Equipped with a white suite with chrome fittings, the bathroom consists of a WC, wash basin and a bath with shower, surrounded with white tiling. The bedroom at the rear is the pleasant principal room, enjoying a view over the garden, and boasting large fitted wardrobes. Bedroom two is another significant double room, also with a fitted wardrobe, while the third bedroom is a single room, also with useful storage over the stairs.

Outside

To the front, a pleasant garden creates a wonderful first impression, laid to shingle for low maintenance and neatly arranged with some established shrubbery. A gate provides pedestrian access to the rear garden from the side of the property. This opens onto a patio area which adjoins the back of the home, and leading to a lovely section of which is laid to lawn. At each side, attractive borders are decorated with a range of planted shrubbery and at the rear of the garden another small patio/shingled area makes for another seating area if desired. Enjoying a pleasant westerly facing aspect, the outside is complete with access into the garage via a side door.

Parking

There is a off road parking in an extended garage at the back of the property. This has been usefully extended by the current owner to all ample space to park and for storage, measuring 16'1 in length and 11'4 in width. There is also additional on street permit parking available on Middlebridge Street itself.

Location

Middlebridge Street is a prestigious address within the town centre of Romsey within a short level walk of the town centre and 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.

Sellers Position

Looking for onward purchase

Tenure

Leasehold

Age

1970

Infant and Junior School

Romsey Abbey Primary

Secondary School

The Romsey School

Council Tax

Tax band D

Terms and Conditions

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 not 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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