



£310,000



HenshawFox

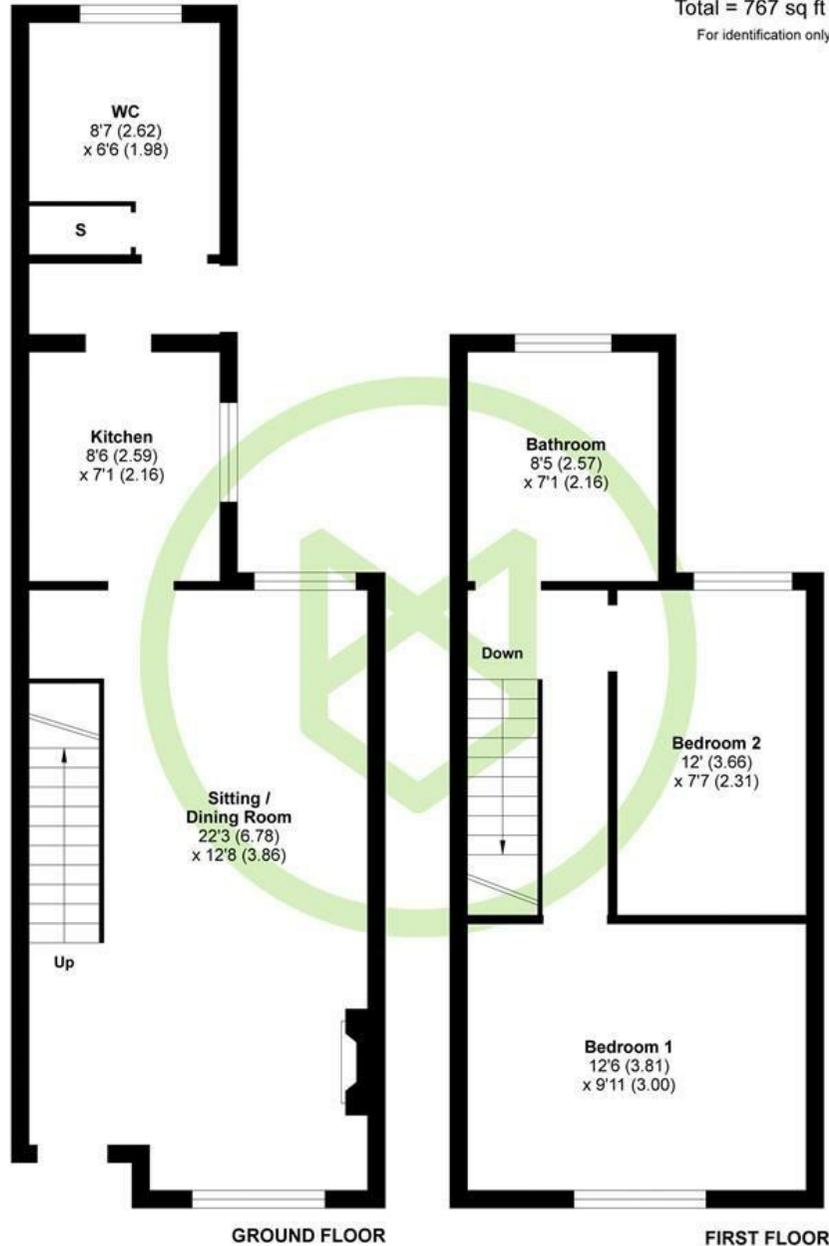


**33, Botley Road**  
**, Romsey, Hampshire, SO51 5AG**

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Ground Floor = 423 sq ft / 39 sq m  
First Floor = 344 sq ft / 32 sq m  
Total = 767 sq ft / 71 sq m  
For identification only - Not to scale



## Summary

Available with no onward chain is this charming terraced home on the fringes of Romsey Town Centre. Within just a short flat walk of the town's extensive amenities, this home is ideally situated and boasts well maintained accommodation. In brief, comprising two double bedrooms, modern and recently refitted four-piece bathroom suite, large downstairs cloakroom, open plan and spacious sitting/dining area and a fitted kitchen. Additionally there is a pleasant garden enjoying a south westerly facing

## Features

- Charming terraced home
- On the outskirts of the town centre
- Two double bedrooms
- Beautiful four piece bathroom and useful cloakroom
- Spacious sitting/dining room and fitted kitchen
- South/westerly facing rear garden
- No onward chain

**EPC Rating:**  
Energy Efficiency Rating  
**Current null**  
**Potential null**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Henshaw Fox Ltd REF: 761243

# 33, Botley Road

, Romsey, Hampshire, SO51 5AG

## Accommodation

### Ground Floor

As you step through the front door and straight into the open plan sitting room, you face stairs that lead to the first floor while the room enjoys a pleasant double aspect. The sitting area features a wonderful touch of character with a wood burning stove providing a perfect focal point. There is ample space for a dining table and chairs, as well as storage space under the stairs. The kitchen is fitted with a range of cupboards and drawers as well as an electric oven with induction hob and extractor hood over. There is space for a washing machine as well as a built in washing machine. Through a lobby there is space for a fridge/freezer and doors that lead to the garden and another to the cloakroom. This a large space with fitted storage, a WC and wash basin - also with space and potential to fit a shower as well.

### First Floor

The landing presents all upstairs accommodation and loft space, with the bathroom at the rear. This has been refitted recently to a beautiful standard, now benefitting from a lovely four piece suite. There is a WC, wash basin, walk in shower and separate bath. Bedroom two overlooks the rear garden and is a comfortable double room. To the front elevation, the main bedroom is another generous double room with a charming feature fireplace adding to the character.

### Outside

A paved footpath from the back door leads round to an area laid to shingle, hosting space for a barbeque and seating area. Bordered with a brick wall on one side and fencing at the other, while there is gated pedestrian access at the rear. There is also space for a useful storage shed and the garden enjoys a lovely south westerly facing aspect.

### Parking

There is on street parking available on Botley Road.

## Outside

Text to be placed here

## Parking

Text to be placed here

## Location

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## Additional Information

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## 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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