

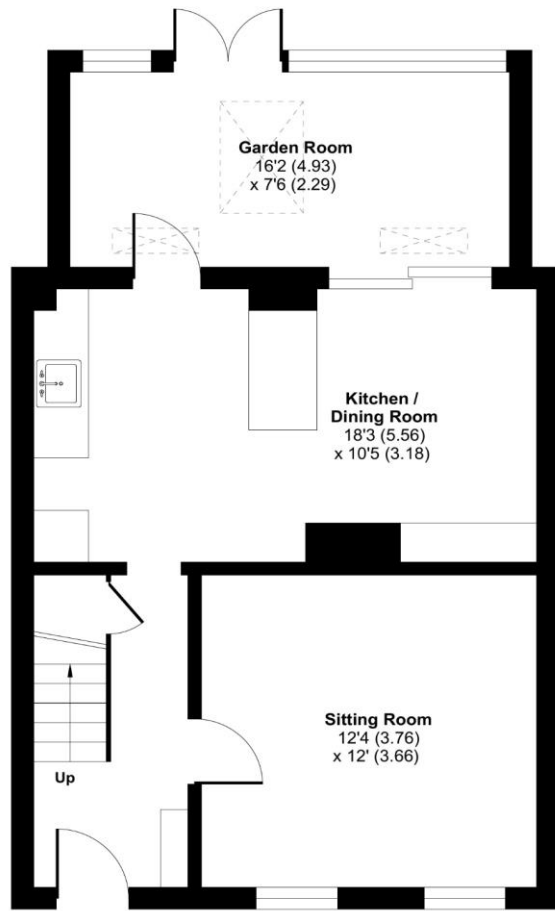
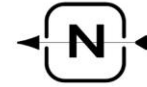




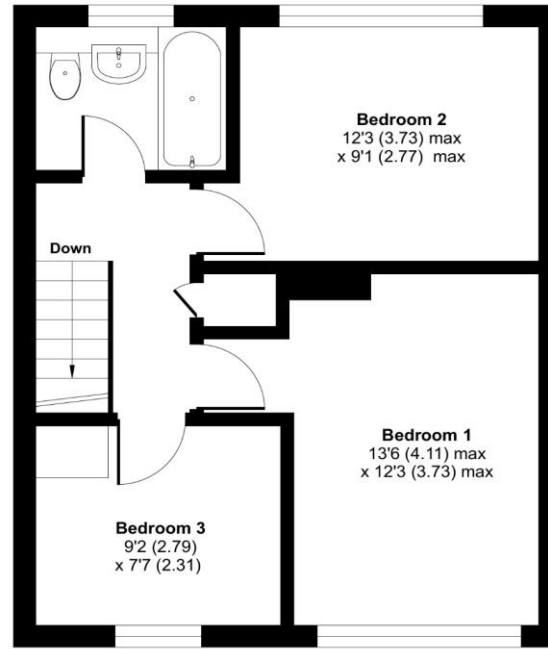
ACCOMMODATION

Nestled within the charming Woodley area of Romsey, this inviting mid-terrace home offers a delightful blend of comfort and functionality. Upon entering, you are greeted by a welcoming hallway that leads you seamlessly into the well-proportioned sitting room, with the fireplace tastefully blocked up, enhancing the room's usability and aesthetic appeal. The true heart of the home lies towards the rear, where an open-plan kitchen/dining room awaits. Featuring an Ikea kitchen fitted nine years ago, complete with a butler sink, ample storage, and space for white goods, this space effortlessly transitions into the dining area, perfect for entertaining and family gatherings. Distinguishing itself from other properties in the area, this home boasts a thoughtfully extended layout, incorporating an additional reception room. Completed in 2019, this versatile space currently serves as a children's playroom, offering flexibility and functionality to suit varying needs. Ascending to the first floor, you'll find three generously sized bedrooms, with bedrooms one and two presenting as spacious double rooms adorned with large windows that flood the rooms with natural light. The third bedroom offers flexibility serving as an ideal office space for remote work, or alternatively, as a children's bedroom or nursery. The family bathroom with white suite serves the bedrooms. Outside, the enclosed rear garden features artificial lawn for easy maintenance, with convenient access to the garage in a block and off-road parking. The front of the home overlooks a delightful green area, adding to the overall appeal of this charming property.

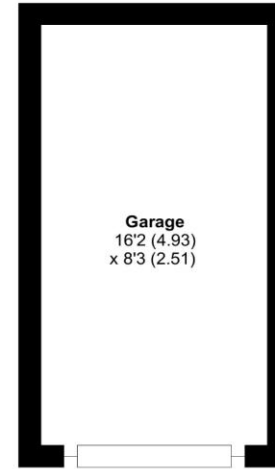
Approximate Area = 986 sq ft / 91.6 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1121 sq ft / 104.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1105212



SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey.



SPECIFICATION

- Three-bedroom mid terrace home
- Sought-after location
- Open-plan kitchen/dining room
- Well-proportioned sitting room
- Extended garden room
- Low maintenance rear garden
- Garage in a block with off-road parking
- Wonderful first time buy or family home

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - C

ASKING PRICE

£335,000

TENURE

Freehold