







2 Palmerston Street | £325,000

Romsey, Hampshire, SO51 8GG

Henshaw Fox









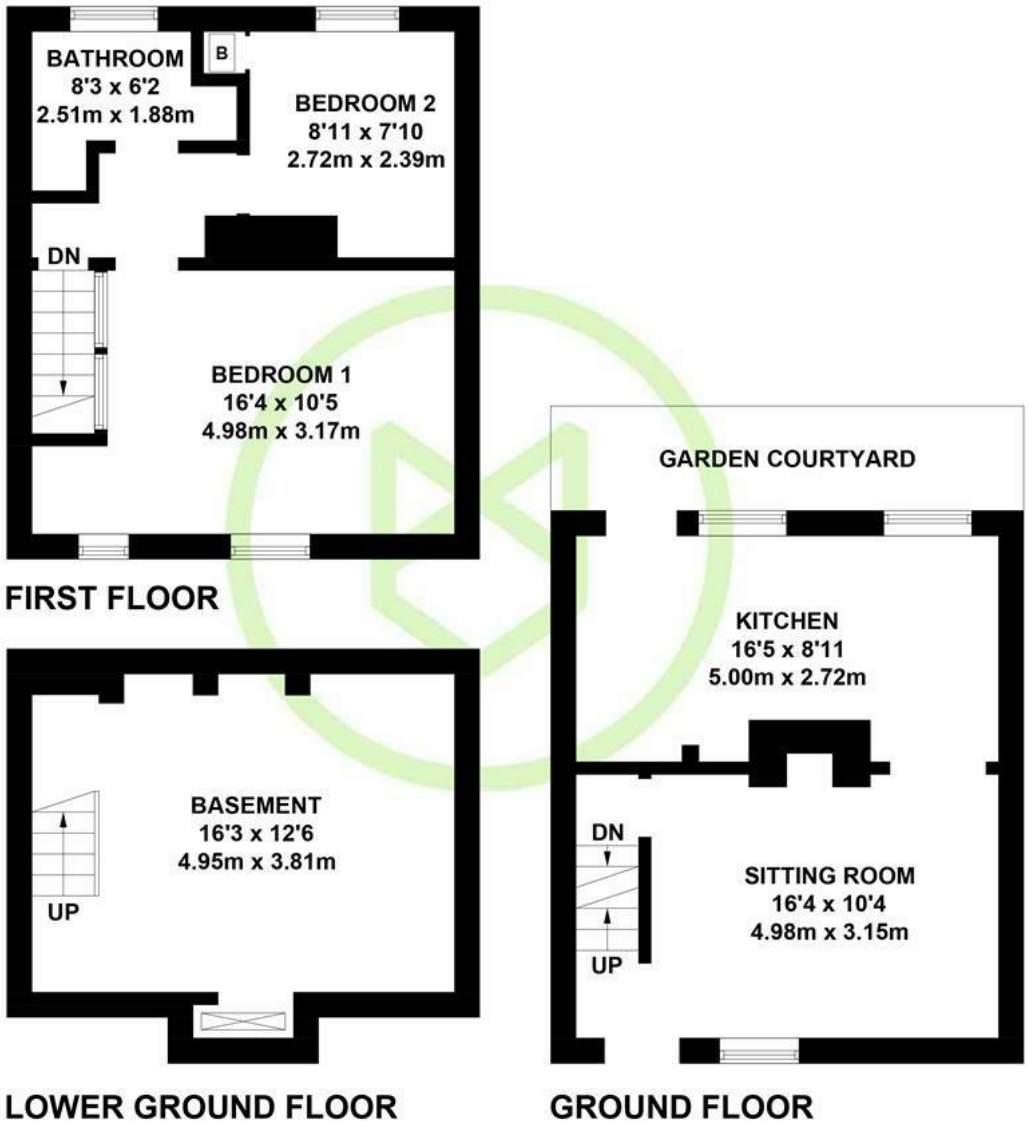




2 Palmerston Street

Romsey, Hampshire, SO51 8GG

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APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 213 SQ FT / 19.8 SQ M
GROUND FLOOR = 326 SQ FT / 30.3 SQ M
FIRST FLOOR = 326 SQ FT / 30.3 SQ M
TOTAL = 865 SQ FT / 80.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1323545)

Summary

A charming and unique Grade II listed home, delightfully positioned in the heart of Romsey town centre. The beautifully presented accommodation features a cosy sitting room which focuses around a characterful fireplace, a well-appointed kitchen, two light-filled bedrooms, and a stylish family bathroom. Further enhancing the home's appeal is a versatile basement offering exceptional potential for a variety of uses. Outside, the property enjoys a pleasant front garden alongside a private, low-maintenance courtyard garden to the rear.

Features

- Charming Grade II Listed house
- Situated within the heart of Romsey Town centre
- Two bedrooms
- Pleasant front garden and rear courtyard
- Versatile basement area
- Sitting room with feature fireplace

EPC Rating

Energy Efficiency Rating
Current C
Potential A

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Lower Ground Floor
The basement offers a exceptionally versatile space equipped with power and light. Currently utilized for storage, this substantial area presents fantastic potential for a variety of alternative uses, whether transformed into a hobbies room, workshop, or wine cellar.

Ground Floor
The front door opens directly into a welcoming sitting room, where a large sash window overlooks the front garden and a feature fireplace provides a warm, characterful focal point. Stairs lead both down to the basement and up to the first floor, while an opening flows seamlessly through to the kitchen at the rear. Well-appointed for everyday living, the kitchen benefits from dual windows looking out over the garden, a classic butler-style sink, and an impressive range of wall and base units. There is generous space for a full suite of appliances including a cooker, fridge/freezer, dishwasher, washing machine, and tumble dryer. A door then opens directly out to the rear garden.

First Floor
scending to the first floor, the landing grants access to two bright bedrooms and the principal bathroom. The main bedroom is a wonderfully spacious double, flooded with natural light from dual windows and complete with a convenient alcove ideal for fitted or freestanding wardrobes. Bedroom two offers delightful versatility, serving as an ample single bedroom, cosy nursery, or a quiet dedicated work-from-home space. Completing the floor, the well-appointed family bathroom features a bath with shower attachment, a separate walk-in shower cubicle, a wash hand basin, and WC.

Outside
To the rear, the private courtyard garden is designed for low-maintenance outdoor living, featuring paved patio areas and shingle ideally suited for alfresco dining and potted plants. Framed by a charming brick retaining wall, it offers a wonderfully enclosed and peaceful haven to relax and entertain.

Location
Palmerston Street is situated in the 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, Romsey Abbey and stunning walks. Romsey train station is also located a short walk from the property.

Parking
On street permit parking available

Tenure
Freehold

Sellers Position
Buying on

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Heating
Gas

Council Tax
Test Valley - Band D

Disclaimer Property Details
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. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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