

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## **14 ALMA ROAD ROMSEY SO51 8ED**



**Town Centre. 3 bedroom semi-detached house.**

**In need of refurbishment and modernisation.**

**Garden Room and Patio. Driveway. Garages and  
Storage Sheds at the rear.**

**PRICE GUIDE: £325,000**

**OFFERS INVITED**

**Freehold for Sale. No Onward Chain.**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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**VIEWING:** Please view externally on site during daylight hours taking a set of these Sales Particulars with you. Park on the driveway. If then you require an internal viewing then please contact Dominic Plumpton or James Copage to make an appointment. Telephone: 01489 896977.

**LOCATION:** See **Location Plan**. The Property is identified by the arrow and is positioned centrally within the Town of Romsey within approx. 550m of the Market Square and within ¼ mile from Romsey railway station.

**DESCRIPTION:** See **Site Plan** on which the extent of the Property is shaded green extending to 0.11 acres and with approximate plot dimensions 8m wide by 52.5m in length. The Property is a semi-detached 3-bedroom house built of brick under a slate pitched roof with hip. There are front and rear gardens with side driveway to a single garage at the rear of timber construction with additional storage.

Alma Road is a main thoroughfare through Romsey, and the Property adjoins other residential Property. The neighbouring property at the rear is a car park for British Telecom telephone exchange.

The house is in need of refurbishment and modernisation. The accommodation is briefly set out below. See **Floor Plan**.

#### **Ground Floor:**

- **Porch and Front Door** – Glazed glass and timber frame construction under a tiled roof.
- **Entrance Hall** – Stairs to first floor. WC under stairs. Doors leading to Kitchen, Dining Room and Sitting Room.
- **Sitting Room** – Timber framed bay window with internal secondary glazing, open fireplace with built in wooden shelving either side.
- **Dining Room** – Open fireplace with glazed door leading to Garden Room.
- **Kitchen** – Free standing gas oven with extractor, wall-mounted electric water heater. Wall and floor units with sink.
- **Garden Room** – Partly built of timber framed construction on a single skin, dwarf brick wall. Doors out on to rear garden and patio.

#### **First Floor:**

- Landing with doors leading to 3 Bedrooms and Bathroom.
- **Bedroom 1** – Double with boxed in fireplace.
- **Bedroom 2** – Double with boxed in fireplace.
- **Bedroom 3** – Single with built in cupboards.
- **Family Bathroom** – With bath, WC and sink and gas fired combi-boiler over bath.

#### **Front Garden:**

Lawn and paving slab driveway with low front wall adjoining pavement. Parking on driveway.

#### **Rear Garden:**

Driveway of paving slab construction extending beside the house and connecting to the rear. There is a raised patio area with lawn beyond. At the far end of the garden is a timber built Summer House, Greenhouse, Single Garage of timber frame construction with a pitched roof and mono-pitched roof Lean-to of timber frame construction. The Garage has no services connected.

**LOCAL PLANNING AUTHORITY:** Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000. Email: [Info@testvalley.gov.uk](mailto:Info@testvalley.gov.uk). [www.testvalley.gov.uk](http://www.testvalley.gov.uk).

**SERVICES:** Mains water, electricity and gas. Telephone connected. Mains drainage.

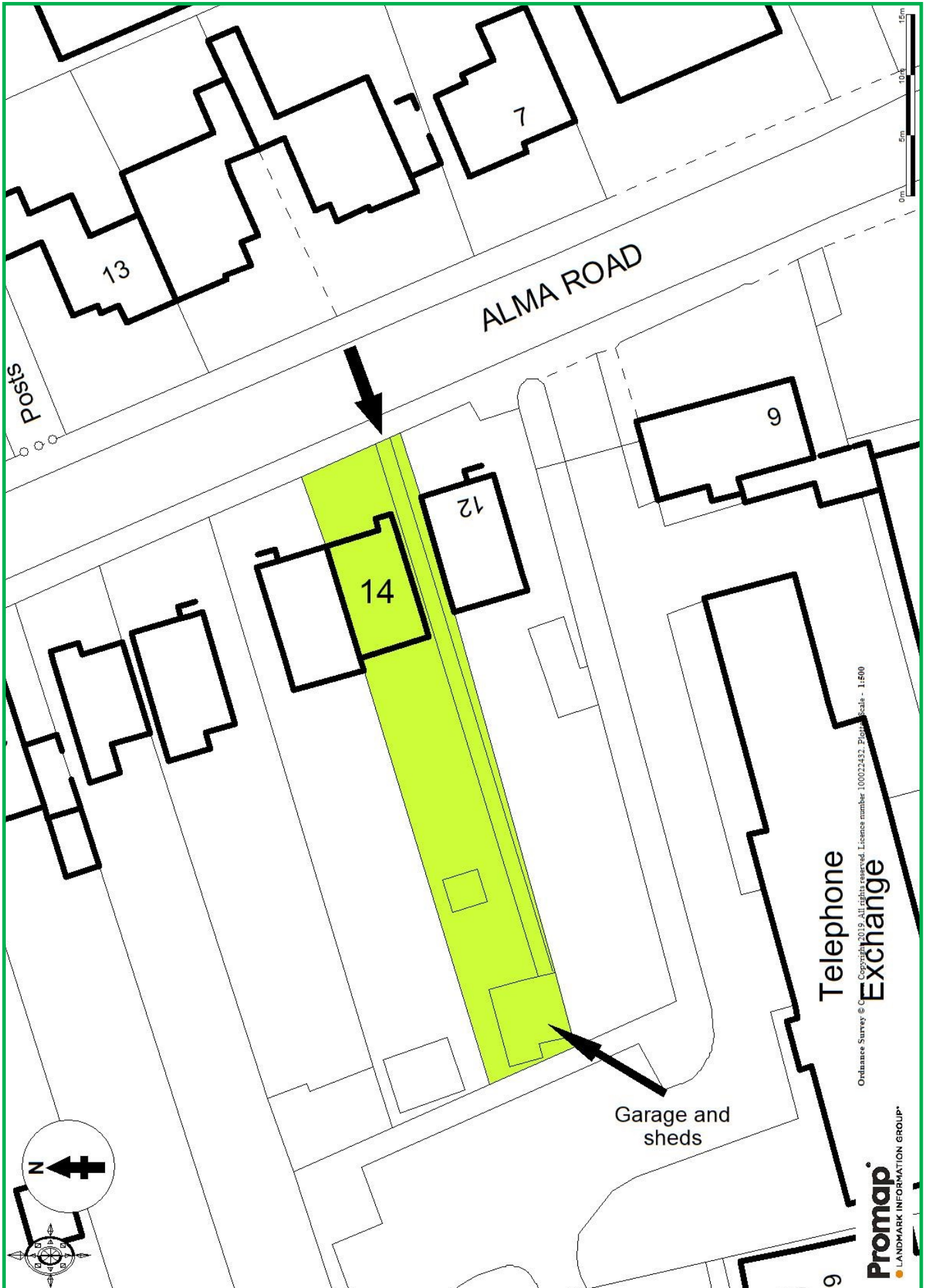
**COUNCIL TAX:** Band D. The annual charge for the 2018/19 year is £1,629.81.



**For Further Information Contact:**  
Dominic Plumpton  
**Tel:** 01489 896977 **Mob:** 07780 000201  
**Email:** [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)



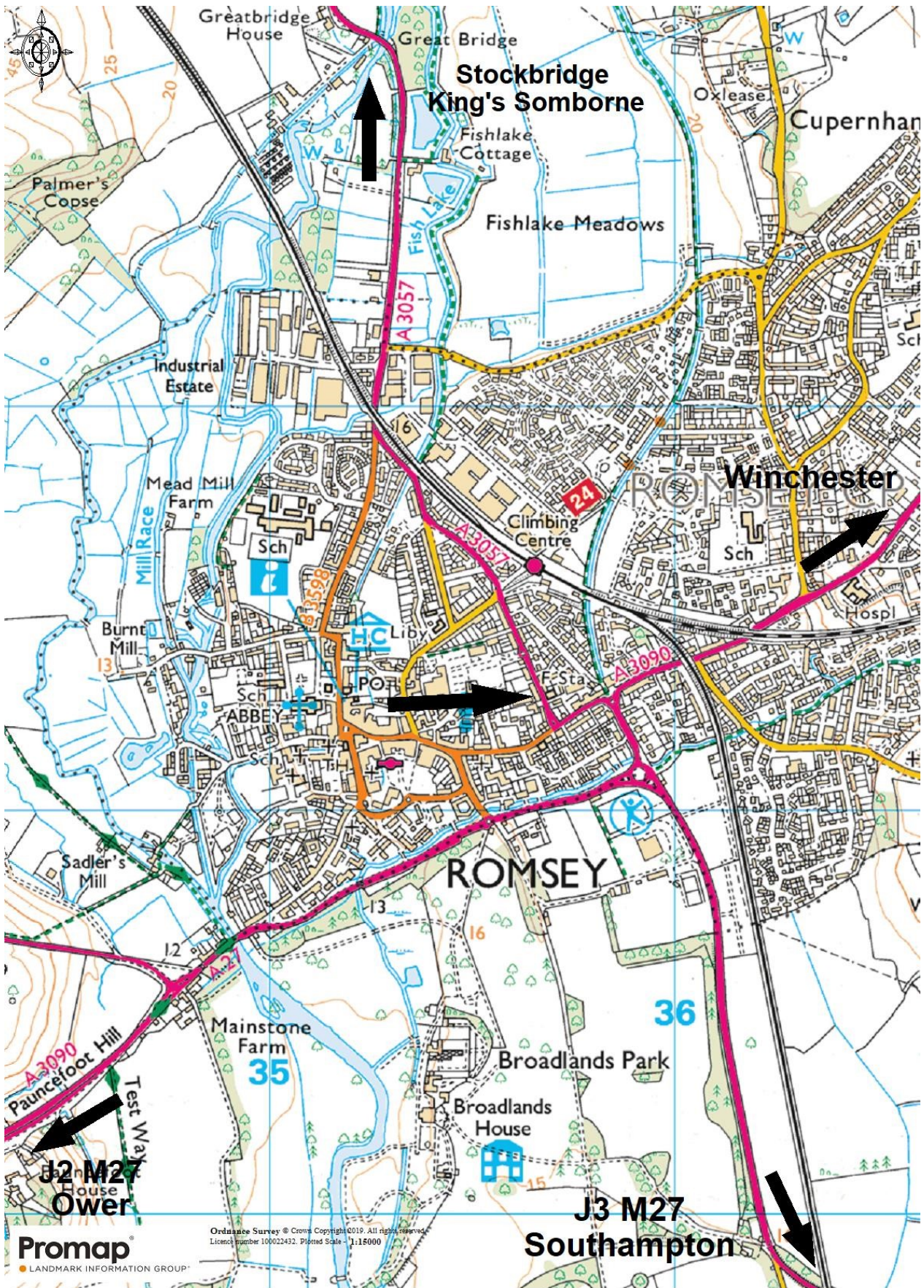
# SITE PLAN



Subject to Survey



# LOCATION PLAN



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

## IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

March 2019

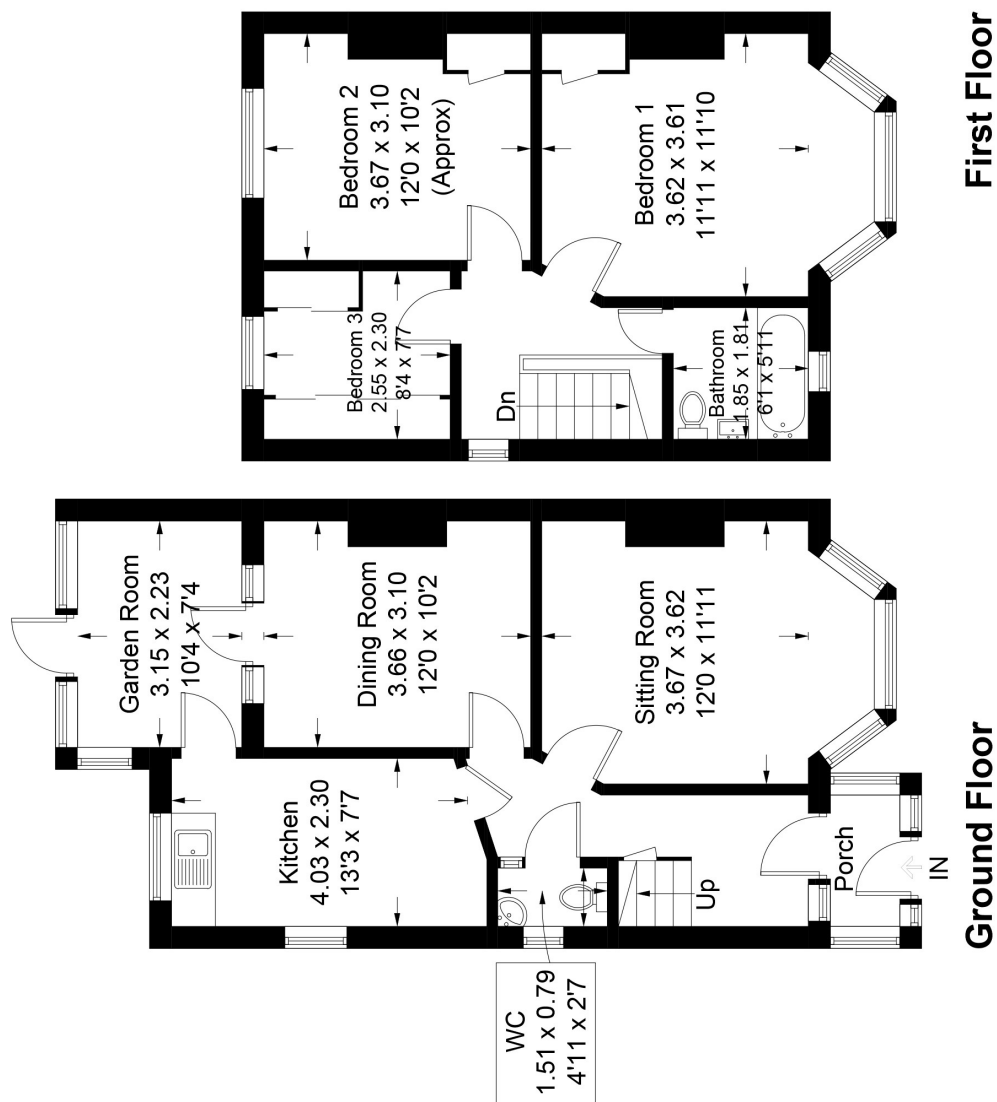


# FLOOR PLAN

14 Alma Road

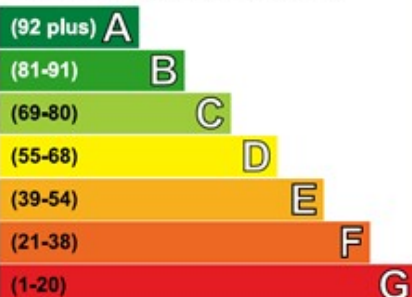


Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
27	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



