



91 The Hundred

Romsey, Hampshire, SO51 8BZ

SPENCERS  
ROMSEY





*A delightfully positioned three-bedroom end of terraced home located within the heart of Romsey benefitting from a garage and south-facing rear garden. Offered to the market with 'no onward chain'.*

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#### **Ground Floor**

Entrance Hall, Sitting Room / Dining Room, Kitchen, Cloakroom

#### **First Floor**

Three Bedrooms, Family Bathroom

#### **Outside**

Garage, Rear Garden

**Guide Price £475,000**



FLOOR PLAN

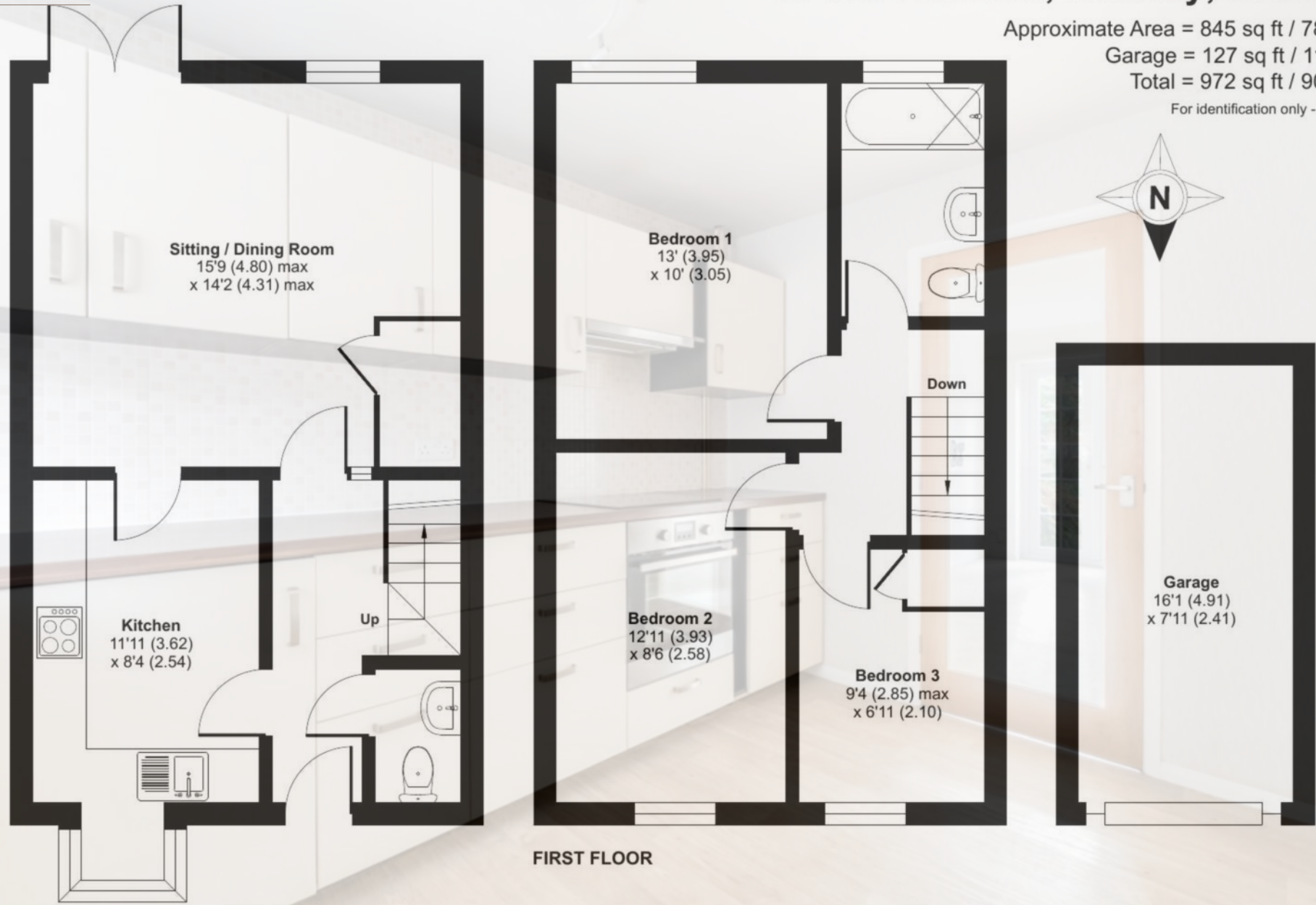
# 91 The Hundred, Romsey, SO51 8BZ

Approximate Area = 845 sq ft / 78.5 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 972 sq ft / 90.2 sq m

For identification only - Not to scale



**GROUND FLOOR**

**FIRST FLOOR**





## The Property

Located in the heart of the Historic Market Town of Romsey, this charming three-bedroom end of terrace home offers a wonderful blend of modern convenience and timeless appeal. Perfectly positioned, Romsey High Street is just a two-minute stroll from the front door.

A welcoming entrance hallway greets you on entry, where a glass-paned oak door allows natural light to flow through the home. The sitting/dining room is a generously sized and versatile space, ideal for modern family convenience and benefits from French doors overlooking the private rear garden, while a handy storage cupboard keeps household essentials neatly tucked away.

The kitchen can be accessed from both the hallway and the sitting/dining room, creating an easy, sociable flow throughout the ground floor. Thoughtfully designed and well-equipped, it features an electric hob and oven, fridge/freezer and a washer/dryer, along with ample wall and base units for storage. A cloakroom completes the ground floor accommodation.

Upstairs, the landing leads to the property's three bedrooms. The principal and second bedrooms are both well-proportioned doubles, while the third bedroom offers flexibility as a single room, nursery, or home office. A modern family bathroom serves all three rooms.



## Property Video

Point your camera at the QR code below to view our professionally produced video.





## Outside

Externally, the rear garden (facing south) is designed for low-maintenance enjoyment, with a charming mix of patio, gravel, and mature shrubs. A rear gate provides convenient access to the garage and visitor parking area beyond.

## Location

Romsey is a historic market town in Hampshire, situated on the River Test between Winchester and Southampton. The town offers a strong sense of community, a range of local amenities, and convenient transport links to nearby cities and the South Coast.

The town centre features a good mix of independent shops, cafés, restaurants, and essential services, along with a regular open-air market. Romsey Abbey, one of the finest examples of Norman architecture in southern England, provides a distinctive focal point and reflects the town's long history.

For commuters, Romsey railway station offers direct services to Southampton, Salisbury, and Portsmouth, while the M27 and M3 provide easy road connections to Winchester, London, and the wider region.

The surrounding Test Valley countryside is known for its scenic walking routes, fishing on the River Test, and proximity to the New Forest National Park. Families benefit from several well-regarded local schools and a variety of leisure and sporting facilities.

## Directions

From Spencers Estate Agents at 7 Market Place, head towards the Market Place, eventually turning into The Hundred. Follow The Hundred for approximately 350 meters, where the property will be located on your right and marked by our 'For Sale' board.





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## Additional Information

EPC: C Current: 70 Potential: 79

Council Tax Band: D

Local Authority: Test Valley

Tenure: Leasehold

Current Annual Ground Rent: £30

Current Annual Service Charge: No ongoing charge

Lease Length: 949 years remaining

Services: All mains services connected

Heating: Gas central heating

Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.



## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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