



81 Romsey Road  
Winchester, Hampshire, SO22 5DL

Carter Jonas



## 81 ROMSEY ROAD, WINCHESTER, HAMPSHIRE, SO22 5DL

- Two bedrooms
- One bathroom
- Spacious kitchen/diner
- Bay-fronted reception room
- Private garden
- Winchester City Centre approx 0.7 miles
- EPC Rating: D

### DESCRIPTION

The property opens into a bright entrance hall with doors through to reception rooms with a large bay window, perfect for relaxed evenings or entertaining guests. A separate dining room provides additional flexibility for family meals, home working, or a playroom. To the rear, a spacious kitchen/diner is fitted with contemporary units, ample work surfaces, and direct access to the low-maintenance rear courtyard—perfect for enjoying outdoor meals or morning coffee. Upstairs, you'll find two double bedrooms and the modern family bathroom features a large walk-in shower, WC, and wash basin, with natural light provided by a high-level window.

### OUTSIDE

The enclosed rear courtyard is a private, low-maintenance space with a mix of paving and gravel, offering a secure area for children or pets and handy rear access. There is a parking bay behind the property, available by separate negotiation.

### AGENTS NOTES

This property is currently used as an HMO successful let, For over 15 years with no voids or breaks. For further information please contact the agents.

**81 ROMSEY ROAD IS A WELL-PRESENTED HOME OFFERING VERSATILE LIVING SPACE, A PRIVATE COURTYARD GARDEN, AND EASY ACCESS TO TOP-RATED SCHOOLS AND THE CITY CENTRE.**





## LOCATION

Situated approximately 0.7 miles from the heart of Winchester city centre, Romsey Road enjoys an enviable location with easy access to a wide range of local amenities, independent shops, cafés, and excellent transport connections—including Winchester railway station, offering direct services to London Waterloo. Families are well catered for, with the property falling within the catchment of some of the area's most highly regarded schools, including Western Church of England Primary School and the outstanding Westgate School. The prestigious Peter Symonds College is also nearby, making this an ideal setting for families with children of all ages.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas central heating, water supply, electricity and drainage system.

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council.

**Council Tax:** Band C

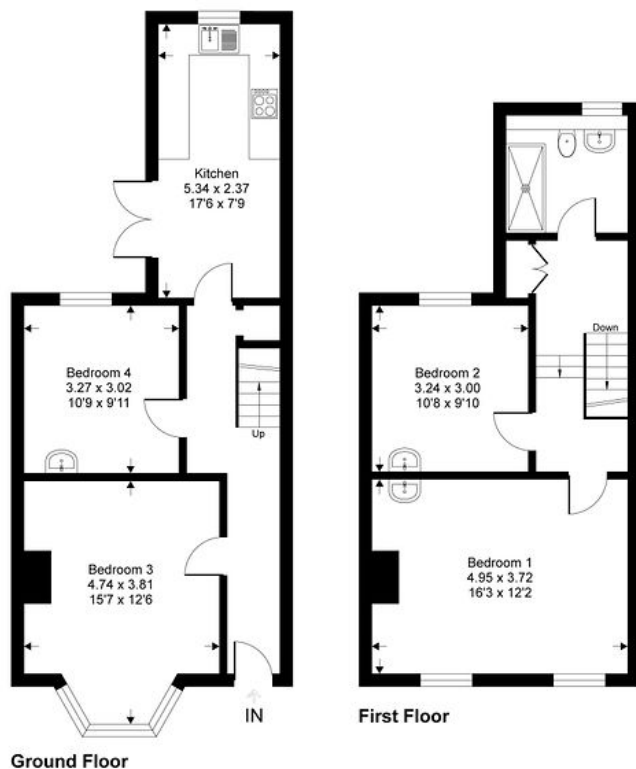
**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.





## Romsey Road, SO22

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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