

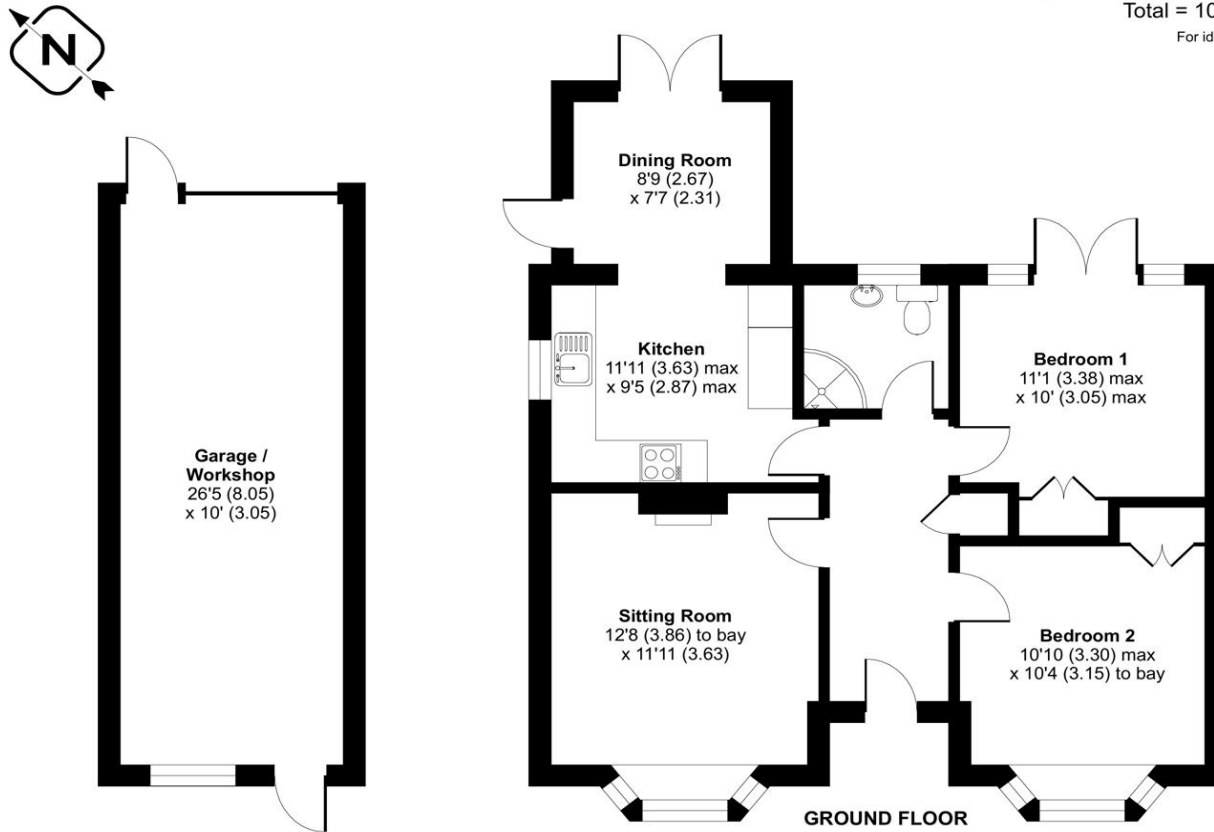




ACCOMMODATION

Nestled within a secluded residential cul-de-sac in the sought-after village of North Baddesley, this well-appointed two-bedroom bungalow offers a peaceful and comfortable living environment. The property enjoys a prime location, being just a short drive away from both the charming market town of Romsey and the bustling commercial center of Southampton. The double fronted home is well-maintained and features bay windows that flood the interior with natural light, creating a bright and inviting atmosphere. The property includes a delightful three-piece shower room suite and showcases a fitted shaker-style kitchen with wooden work surfaces, cream-colored eye, and base level cottage style units. The addition of double glazing and a recently installed gas boiler enhances the property's energy efficiency and overall comfort. The well-presented living space extends to the outdoors, where the gardens provide a perfect retreat with their privacy and tranquility. The driveway offers parking for up to four vehicles, and there is also a detached garage, serving as an ideal space for storage or a workshop. Benefiting from its proximity to the extensive amenities in North Baddesley, residents of this attractive home can also enjoy easy access to Baddesley Common and Nature Reserve, providing picturesque countryside walks. With its combination of convenience, comfort, and natural beauty, this property presents an ideal opportunity for those seeking a peaceful yet well-connected place to call home.

Approximate Area = 737 sq ft / 68.5 sq m
 Garage / Workshop = 265 sq ft / 24.6 sq m
 Total = 1002 sq ft / 93.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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). © nlichecom 2024. Produced for Charters Estate Agents Limited. REF: 1083312



SITUATION

North Baddesley is one of the largest villages in the South of England, sitting just 3 miles east of Romsey. It offers an abundance of local and community facilities – making it ideal for families – along with the cultural sites, retail opportunities and travel links that come with being so close to a main town. There's a GP practice, community-run library, Emer Bog Nature Reserve, a large recreational ground for sports and outdoor activities and a choice of good schools within a 2 mile radius.



SPECIFICATION

- Secluded and private residential cul de sac
- Two good size bedrooms, both with built in double wardrobes
- Large driveway, garage and generous garden
- Well-appointed Shaker style kitchen with integrated appliances
- Within catchment of the popular Mountbatten Secondary school
- Excellent commuter links

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold