



Hulles Way, North Baddesley, Southampton, Hampshire, SO52 9NS

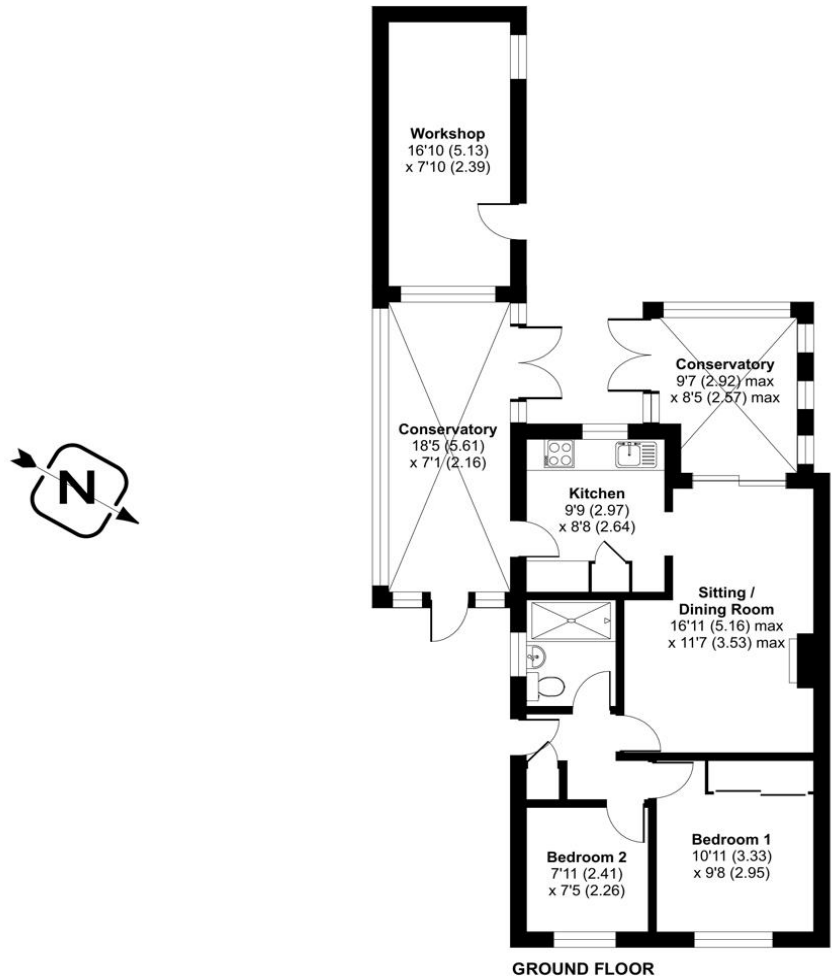




## ACCOMMODATION

Occupying a pleasant position within a desirable residential cul-de-sac, this well-appointed and deceptively spacious two-bedroom semi-detached bungalow boasts an open and airy feel complemented by its large frontage. The accommodation is spacious for a single-storey dwelling and has an attractive landscaped rear garden ensuring easy maintenance with the added benefit of residents parking to the fore. Upon entry, the two bedrooms can be found at the front of the property. The principal bedroom is double in size and benefits from built-in storage. The bedrooms are served by the modern shower room. The sitting/dining room is found in the centre of the home and features a dual fuel burning stove, perfect for those cosy evenings. The sitting room leads to the separate kitchen and one of the conservatories, currently used as a dining space, overlooking the rear garden. The second conservatory is found off of the kitchen and this leads to a workshop/office with power and light to the rear. The rear garden features a patio area with the remainder of the garden laid to lawn and surrounded by trees and shrubs. The home balances peace and tranquillity with the convenience of village life only a short distance away from the comprehensive amenities including a Co-Op store, public house, and local village primary schools.

Approximate Area = 772 sq ft / 71.7 sq m  
 Workshop = 127 sq ft / 11.8 sq m  
 Total = 899 sq ft / 83.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1102676



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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	

## SITUATION

North Baddesley is one of the largest villages in the South of England, sitting just three 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, a community-run library, Emer Bog Nature Reserve, a large recreational ground for sports and outdoor activities and a choice of good schools within a two-mile radius.





#### **SPECIFICATION**

- Well-appointed two-bedroom semi-detached bungalow
- Cul-de-sac location
- Landscaped rear garden for easy maintenance
- Principal bedroom with built-in storage
- Modern shower room
- Central sitting/dining room with dual fuel burning stove
- Separate kitchen leading onto the conservatory
- Two conservatories overlooking the garden
- Workshop/office with power, light and water
- Proximity to local amenities

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: C

#### **GUIDE PRICE**

£340,000

#### **TENURE**

Freehold