



£290,000

HenshawFox

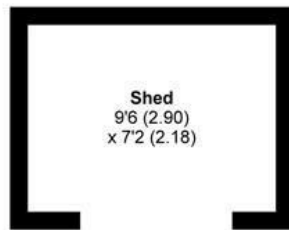


19, Mortimer Way
North Baddesley Southampton, Hampshire, SO52 9NE

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Ground Floor = 388 sq ft / 36 sq m
 First Floor = 367 sq ft / 34.1 sq m
 Outbuilding = 68 sq ft / 6.3 sq m
 Total = 823 sq ft / 76.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Henshaw Fox Ltd. REF: 743367

Summary

Extensively modernised and benefitting from a lovely 60ft south/westerly facing rear garden, this beautiful home has been very well cared for throughout. The accommodation offers three well proportioned bedrooms, modern refitted family bathroom, sitting room, a stunning refitted kitchen/dining room, front and rear gardens in addition to allocated parking.

Features

- Lovely terraced home finished to a high standard
- Three well proportioned bedrooms
- Pleasant 60ft south/westerly facing rear garden
- Stunning refitted kitchen/dining Room
- Attractive and open sitting room
- Refitted Bathroom
- Allocated off road parking space and communal parking to the front

EPC Rating:
 Energy Efficiency Rating
 Current null
 Potential null

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Accommodation

Ground Floor

Upon entering there is a large and light porch allowing space for shoes and coats, a doorway enters into the large sitting room which houses the stairs to the first floor and an opening into the kitchen/dining room. The stunning kitchen/dining room has been refitted with a range of cupboards and drawers, a built in oven with fitted hob and extractor hood over. There is space for a washing machine, a dishwasher and a fridge freezer, space for table and chairs, access to the under stairs cupboard, as well as double doors opening from the dining area onto the garden. A further door opens from the kitchen to the rear garden and there is a wall mounted combination boiler.

First Floor

The landing provides access to the three bedrooms, the family bathroom and loft space. Bedroom one is generous double bedroom benefitting from fitted wardrobes, while the third single bedroom also faces the same front aspect and provides storage over the stairs. Bedroom two is a good sized double room located at the rear of the home overlooking the garden. The family bathroom has been re-fitted with a modern white suite and chrome fittings comprising WC, wash hand basin, bath with shower over, fitted shower screens, all finished with stylish tiling.

Outside

The front garden has a pathway leading to the front door and low maintenance purple slate stone surrounding. At the rear garden, which can be accessed via a footpath at the back has a pleasant south/westerly aspect and measures approximately 60ft in length. There is a patio area adjoining the rear of the home, a large lawn area, fenced borders and an outside tap.

Parking

There is one allocated parking space provided in a nearby car park, accessed at the front of the property to the right, or via a footpath at the rear. Additionally, there is further communal parking located to the front of the home.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position

Looking for onward purchase

Tenure

Freehold

Age

1960's

Heating

Gas Central Heating

Windows

UPVC Double Glazed

Primary School

North Baddesley Infant and Junior School

Secondary School

Mountbatten School

Council Tax

Tax Band C

Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

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