



se sparks ellison
For Sale
020 429 5300 sparksellison.co.uk

16 Tottehale Close, Southampton, SO52 9NQ

£210,000

Situated within a quiet cul-de-sac in North Baddesley, this delightful one bedroom cluster house offers spacious rooms throughout. The house is presented in good condition, ensuring that you can move in with ease and start enjoying your new home right away. The ground floor benefits a sitting/dining area and a modern kitchen. The first floor provides a double bedroom with built in wardrobes as well as a tidy bathroom. Externally the property benefits a parking space and large shingled front garden. This home has no forward chain.

ACCOMMODATION

Ground Floor

Porch:
Storage cupboard, accommodating fuse board and meter.

Sitting/Dining Room:
13'7" to bay x 10'1" max (4.15m x 3.07m) Bay window.

Kitchen:
13'9" x 5'3" (4.20m x 1.61m) Range of units including gas hob, electric oven, fridge, freezer and space for washing machine. Under stair cupboard.

First Floor

Landing:
Access to loft space.

Bedroom 1:
11'5" x 10'1" (3.48m x 3.07m) Built in wardrobes and airing cupboard above stairs.

Bathroom:
White suite comprising bath with shower over, wash basin, and wc.

OUTSIDE

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1983

Approximate Area:
470sqft/43.5sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

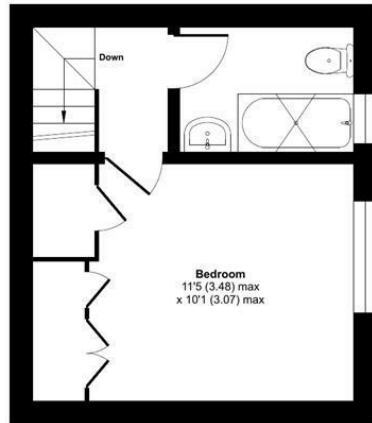
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band B

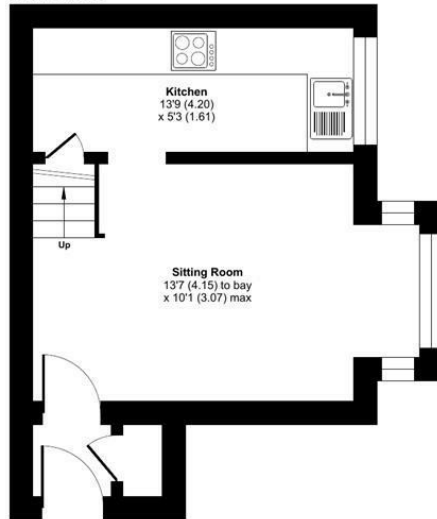
Front:
Parking for one car, shingled front garden



Ground Floor = 254 sq ft / 23.5 sq m
First Floor = 216 sq ft / 20 sq m
Total = 470 sq ft / 43.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1382275



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

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