



sparks ellison

123 Botley Road, North Baddesley, SO52 9EB

£1,250 Per Calendar Month

A well presented two bedroom terraced home situated in the popular village of North Baddesley providing ease of access to the surrounding towns of Chandlers Ford and Romsey along with the City of Southampton. The property benefits from a kitchen with a variety of built in appliances, a good sized sitting/dining room, ground floor cloakroom and first floor bathroom. Enclosed rear garden and parking for two vehicles at the rear of the property.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Cloakroom:

5'1" x 2'10" (1.55m x 0.86m) White suite with chrome fittings comprising wash hand basin and wc.

Kitchen:

9'1" x 5'10" (2.77m x 1.78m) Built in oven, built in four ring gas hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, free standing washer/dryer, tiled floor.

Sitting/Dining Room:

14'9" max x 12'3" max (4.50m x 3.73m) Under stairs storage cupboard, doors to rear garden.

First Floor:

Landing:

Bedroom1 :

12'3" x 9'2" (3.73m x 2.79m)

Bedroom 2:

12'3" x 7'6" (3.73m x 2.29m) Built in wardrobe.

Bathroom:

White suite with chrome fittings comprising bath with shower over and fitted shower screen, wash hand basin and wc.

OUTSIDE

Front:

Area laid to lawn, pathway to front door.

Rear Garden:

Approximately 36' x 13' and comprises a paved patio area, area laid to lawn, planted bed, outside tap, garden shed, gate providing rear access to parking area.

Parking:

To the rear of the property there are two allocated parking spaces for number 123. As you look at the rear of the property the parking spaces are the third and fourth in from the left hand side and can be accessed from a gate at the bottom of the garden.

OTHER INFORMATION

Approximate Area:

55sqm/592sqft (Details taken from EPC)

Approximate Age:

2005

Management:

Tenant find only

Availability:

8th April 2026

Security Deposit:

£1442.00

Holding Deposit:

£288.46

Pets:

Considered

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

North Baddesley Infant/Junior School

Secondary School:

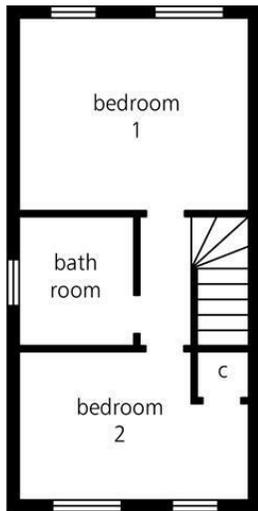
The Mountbatten School a Language and Sports College

Local Council:

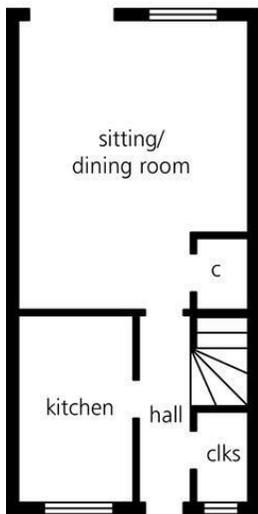
Test Valley Borough Council - 01264 368000

Council Tax:

Band B



upper floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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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