



32 Ennel Copse | offers over £274,000
North Baddesley, Hampshire, SO52 9LB

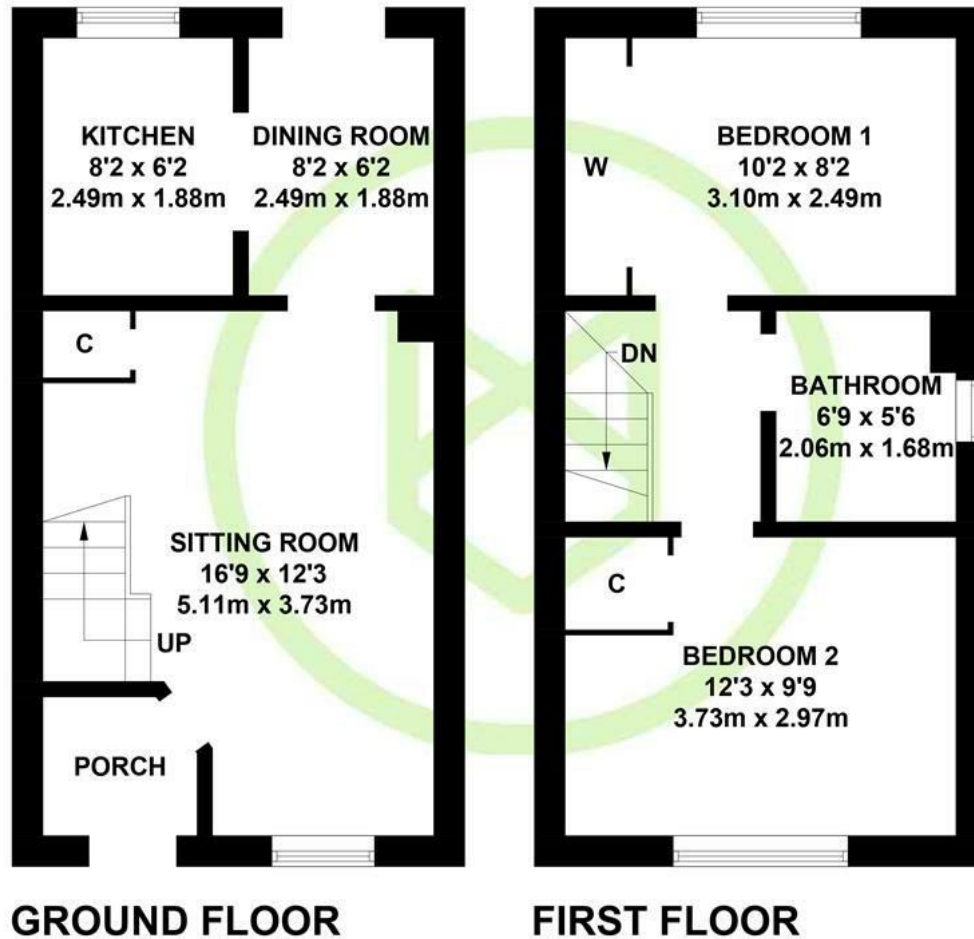




32 Ennel Copse
North Baddesley, Hampshire, SO52 9LB

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 316 SQ FT / 29.4 SQ M
 FIRST FLOOR = 316 SQ FT / 29.4 SQ M
 TOTAL = 632 SQ FT / 58.8 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1048359)

Summary

A charming end of terrace home, situated within a quiet cul-de-sac in the desirable village of North Baddesley. The home features two double bedrooms, family bathroom, open plan sitting/dining area and kitchen. Outside, the home benefits from a secluded south facing rear garden and allocated parking for two vehicles.

Summary

- Modern end of terrace house
- Two double bedrooms
- Open plan sitting/dining area
- Secluded rear garden
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

Upon entry, you are greeted by a useful porch allowing space for coats and shoes. The porch opens into a spacious sitting/dining area which provides access to the kitchen, double doors out to the rear garden, under stairs storage cupboard and stairs leading to the first floor landing. The kitchen has a selection of wall and base storage units, space for fridge/freezer, plumbing for washing machine and built in oven with hob and extractor above.

First Floor

The first floor landing allows access for both bedrooms and family bathroom. The principal bedroom is a spacious double with built in storage. Bedroom two is also a double with fitted wardrobe. The family bathroom features floor to ceiling tiles, shower over bath, WC and wash basin.

Outside

Complimented by its south facing aspect, the secluded rear garden features an adjoining patio area providing perfect outdoor seating or entertainment space, area of artificial grass and useful shed.

Parking

Allocated parking to the front for two vehicles

Location

Ennel Copse is a desirable location in the quiet village of North Baddesley, 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

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas central heating

Council Tax

Test Valley - Band C

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 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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