



7 Street End | £260,000  
North Baddesley, Hampshire, SO52 9DY







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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 374 SQ FT / 34.8 SQ M  
 FIRST FLOOR = 313 SQ FT / 29.1 SQ M  
 SECOND FLOOR = 189 SQ FT / 17.6 SQ M  
 TOTAL = 876 SQ FT / 81.5 SQ M  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1129944)

## Summary

Offered with no onward chain, this charming character cottage is positioned in a quiet cul-de-sac, on the fringes of the desirable Village of North Baddesley. The accommodation features one generous bedroom and loft room on the top floor, family bathroom, cosy sitting room, dining area and kitchen. Outside, the home enjoys a low maintenance rear garden and driveway parking to the front for two vehicles.

## Features

- Offered with no onward chain
- Nestled within a quiet cul-de-sac on the fringes of North Baddesley
- One large bedroom and useful loft room
- Low maintenance rear garden
- Driveway parking for two vehicles.

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

# 7, Street End, North Baddesley, Hampshire, SO52 9DY

## Ground Floor

Upon entry, a useful porch leads through to a cosy sitting room which overlooks the front aspect and has a delightful open fireplace. The dining area has a useful storage cupboard, stairs leading to first floor landing, under stairs storage cupboard and charming multi-fuel burner providing a real focal point to the room. The well equipped kitchen has a selection of wall and base storage units, built in oven with hob and extractor above, plumbing for washing machine, plumbing for dishwasher, space for under counter fridge, breakfast bar and door leading out to the rear garden.

## First Floor

The first floor landing provides access for the bedroom, family bathroom, boiler cupboard, storage cupboard and stairs leading up to loft room. The bedroom is a spacious double with built in wardrobe and feature fireplace. The family bathroom comprises shower over bath, WC and wash basin.

## Second Floor

Providing a brilliant extra space, the loft room has a skylight onlooking fields at the rear, useful storage and has previously been used as a bedroom. The current sellers use this area as a secondary sitting room.

## Outside

The low maintenance, courtyard rear garden is laid to paving and side access leads to the front of the home

## Parking

Driveway to the front for two vehicles

## 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.

## Tenure

Freehold

## Sellers Position

No onward chain

## 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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