



 Henshaw Fox

103 Ringwood Drive | £365,000
North Baddesley, Hampshire, SO52 9GR



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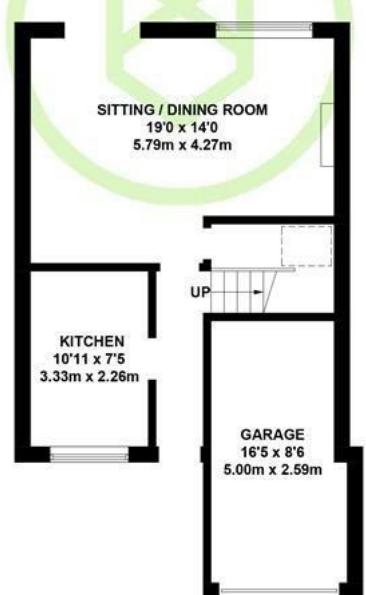


Summary

A beautifully presented semi-detached house, positioned on a quiet road in the desirable Village of North Baddeley. The home features three double bedrooms, family bathroom, kitchen and open plan sitting/dining area. Outside, the home enjoys a westerly rear garden, garage and driveway parking.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 419 SQ FT / 38.9 SQ M

FIRST FLOOR = 486 SQ FT / 45.2 SQ M

GARAGE = 132 SQ FT / 12.3 SQ M

TOTAL = 1037 SQ FT / 96.4 SQ M

Illustration for identification purposes only,

measurements are approximate, not to scale. (ID1141776)

Features

- Semi-detached house
- Three double bedrooms
- Modern kitchen and family bathroom
- Open plan sitting/dining area
- Westerly facing rear garden
- Driveway parking leading to garage
- No onward purchase

EPC Rating

Energy Efficiency Rating

Current C

Potential B

103, Ringwood Drive, North Baddesley, Hampshire, SO52 9GR

Ground Floor

Upon entry, the entrance hall provides access to the kitchen, sitting/dining room and stairs leading to the first floor landing. The modern kitchen has a selection of wall and base storage units, plumbing for washing machine and variety of built in appliances including fridge/freezer, dishwasher, oven, hob and extractor above. Positioned at the rear of the home, the open plan sitting/dining area has double doors opening out to the rear garden, large storage cupboard and gas fire which acts as a real focal point.

First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a generous double with useful built in storage. Bedroom two is good size double with built in cupboard. Bedroom three is an ample double which onlooks the rear garden. The family bathroom features shower over bath, WC, heated towel rail and wash basin.

Outside

Enjoying a westerly facing aspect, the enclosed rear garden is mainly laid to lawn and features a spacious seating area, variety of mature shrubs and selection of established trees. Side pedestrian gate provides access to the front of the home.

Parking

Driveway parking leading to garage with up and over door

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.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Sellers Position

Buying on

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

Disclaimer Property Details

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. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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