



3 Six Oaks Road | £340,000  
North Baddesley, Hampshire, SO52 9JB



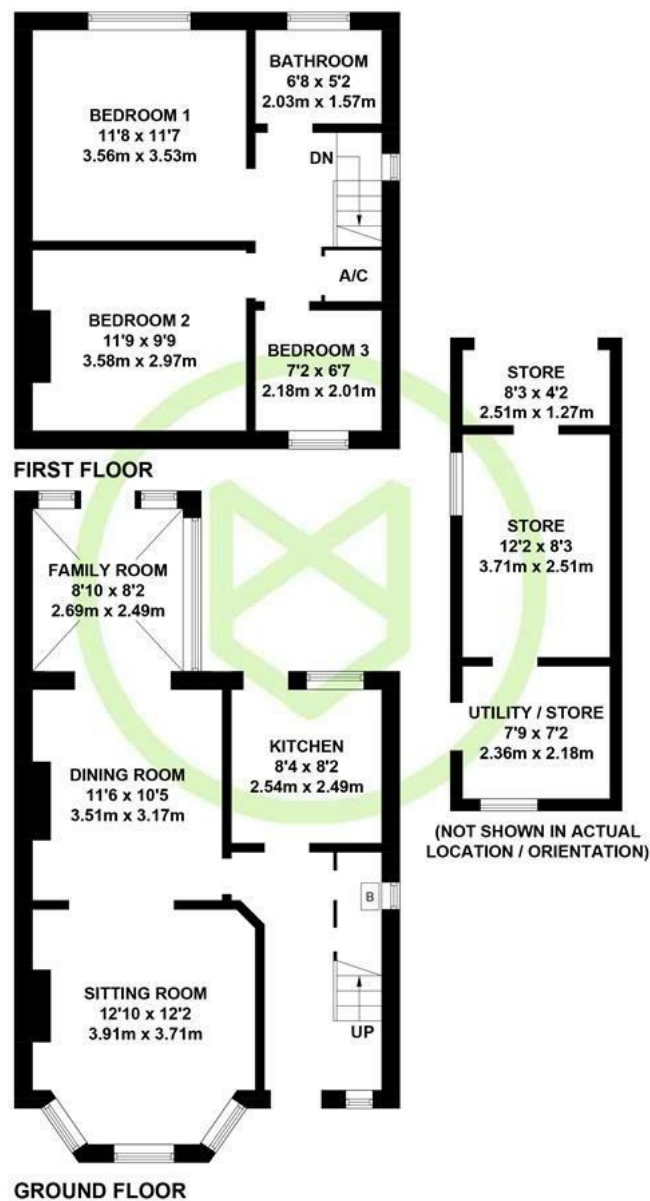




3 Six Oaks Road  
North Baddesley, Hampshire, SO52 9JB

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 520 SQ FT / 48.3 SQ M  
 FIRST FLOOR = 415 SQ FT / 38.6 SQ M  
 OUTBUILDING = 196 SQ FT / 18.2 SQ M  
 TOTAL = 1131 SQ FT / 105.1 SQ M  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1000558)

## Summary

A 1930s semi detached home, located a short walk away from nearby amenities, within a quiet road in the village of North Baddesley. The accommodation offers three bedrooms, family bathroom, sitting room, dining room opening into family room, kitchen, south easterly facing rear garden, garage and parking to the rear.

## Summary

- No forward chain
- Three bedrooms & family bathroom
- Sitting room, dining room & family room
- South easterley facing rear garden
- Parking at rear and garage
- A short walk to local shops and bus stops

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B



# 3 Six Oaks Road

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## Ground Floor

The welcoming entrance hallway provides access to first floor via the stair case, the under stairs storage, the kitchen and sitting room. The kitchen is fitted with a range of cupboards and drawers, built in double oven with gas hob and extractor hood over, there is space for a washing machine, fridge/freezer and a door opens to the garden. The sitting room has a bay window overlooking the front of the home, an opening leads to the dining room which has ample space for the dining suite. The family room offers views over the southerly facing rear garden.

## First Floor

The first floor landing provides access to the three bedrooms and family bathroom. Bedrooms one and two are both double rooms, bedroom three is a good size single room. The bathroom is fitted with a white suite comprising WC, wash basin with storage under, bath with shower over and fitted screen.

## Outside

The rear garden is landscaped, with a mix of decking, paving, lawn and raised shrub borders. A gate provides access to parking at the rear and a door opens into the garage/store room.

## Parking

There is parking for 2-3 cars at the rear of the home, the garage has been sectioned off internally to use as storage/utility area.

## 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.

## Sellers Position

No forward chain

## Age

1930s

## Tenure

Freehold

## Infant & Junior School

North Baddesley Infant & Junior School

## Secondary School

The Mountbatten School

## Council Tax

Band C - Test Valley Borough Council

## 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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

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