



**7 King Edward Park, Baddesley Road, , Southampton, SO52 9JU**  
**Reduced To £225,000**

A DOUBLE mobile home occupying a pleasant location immaculately presented throughout and benefitting from manufacturers warranty. Entrance lobby, modern fitted kitchen with oven, hob set into complementary worksurface. Dual aspect light living room with log effect fire and sliding patio doors to a balcony providing a pleasant seating area. Double bedroom with walk in wardrobe and ensuite, a second double bedroom, and a modern three piece bathroom suite. Central heating to radiators, double glazed. Off road parking. AGE RESTRICTION OVER 45 YEARS OF AGE

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Accessed from the road via a dropped kerb onto an area laid to bloc paving proving off road parking for several vehicles. A couple of steps ups leads to a composite door with chrome door furniture opening into the accommodation.

### Entrance Hallway

Textured ceiling, coving, two ceiling light point, access to the roof void, single panel radiator, power point and heating control thermostat.

All doors are of a four panel design.

### Lounge 20'6" x 10'10" (6.26 x 3.31)

Textured ceiling with coving, two ceiling light points, double panel radiator. Natural light is provided by two upvc double glazed windows to the front aspect and double glazed sliding door giving access to a balcony to the front aspect providing a pleasant seating area overlooking a wooded copse. Provision of power points, television point.

The room centres on a brick log effect fire.



### Kitchen / Dining Room 17'3" into bay x 8'0" (5.27 into bay x 2.44)

#### Dining Area

Textured ceiling with coving, ceiling light point, upvc double glazed walk in bay window, double panel radiator, provision of power points.



### Kitchen Area

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering.

The kitchen is fitted with a range of low level cupboard and drawer base unit, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, 'Beko' dishwasher, 'Beko' gas hob with extractor hood over and matching electric fan assisted oven. Integrated tall fridge / freezer.

From here a four panel door opens to a utility room.



### Utility Room 6'1" x 5'8" (1.86 x 1.75)

Textured ceiling with coving, ceiling light point, upvc double glazed door giving access to the rear property, single panel radiator, continuation of linoleum floor covering.

Fitted with a range of matching cupboard and drawer base units from the kitchen. Behind a wall mounted cupboard conceals a combination boiler. Integrated 'Beko' washing machine.

A pantry cupboard opens providing useful shelving.



### Master Bedroom 11'6" x 9'3" (3.51 x 2.84)

Textured ceiling with coving, ceiling light point. Natural light is provided by two upvc double glazed windows to the rear aspect, double panel radiator and a provision of power points.

A four panel door opens to a useful walk in wardrobe, and a second door to an ensuite.



### **Second Bedroom 8'3" x 7'4" + robes (2.54 x 2.26 + robes)**

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. Built in double wardrobe providing hanging rail and shelving.

### **Walk in Wardrobe 5'4" x 4'1" (1.65 x 1.26)**

Providing hanging rail and shelving.



### **Bathroom 6'4" x 5'6" (1.95 x 1.69)**

Textured ceiling with coving, ceiling light point, extractor fan, obscure upvc double glazed window to the front aspect, linoleum floor covering, single panel radiator, wash hand basin set within a vanity unit with storage below, close coupled wc, panel bath, single panel radiator.

### **Ensuite 5'6" x 4'11" (1.70 x 1.51)**

Textured ceiling, ceiling light point, coving, extractor fan, upvc obscure glazed window to the rear aspect, linoleum floor covering, single panel radiator.

The wash hand basin is set within a vanity unit with storage below and splashback tiling. Close coupled wc, shower enclosure with thermostatic shower valves and glass and chrome sliding doors.

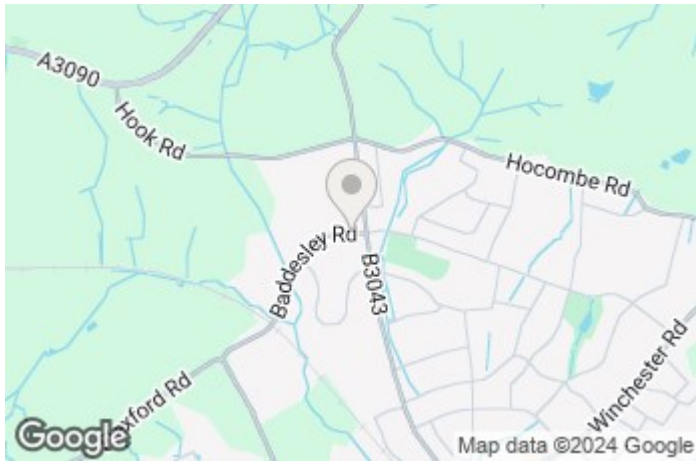


### **Garden**

The garden is principally laid to block paving and slate chippings for ease of maintenance.

### **Council Tax Band A**







| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |