



**Connells**

Botley Road  
North Baddesley Southampton



### Property Description

Three bedroom Mid-Terraced House located on Botley Road, North Baddesley. This property benefits from a seamless flow throughout with a large entrance hallway leading to the lounge and kitchen/diner, from the kitchen you have the benefit of a sun room which bring plenty of light into the property as well as additional living space.

Upstairs you will find three bedrooms with storage and a family bathroom.

Externally the good size rear garden has been landscaped and features a hot tub area with pergola over. There are two parking spaces for this property which are located at the rear and additional storage space can be found in the garage.

### LOCATION:

North Baddesley is a popular Village benefitting from a variety of local amenities such as, launderette, pharmacy, doctors surgery and convenience stores all close by, as well as a selection of local pubs and restuarants. North Baddesley offers fantastic commuting links by car or bus.

There are local primary and secondary schools in the catchment for the area such as the well regarded Mountbatten School.

## Entrance Hall

Large entry way featuring Kardene flooring and a built in cupboard.

## Lounge

13' 7" x 11' 8" ( 4.14m x 3.56m )

Features, carpet flooring, feature fireplace and a bay window to the front aspect.

## Kitchen/Dining Room

17' 10" x 9' 9" ( 5.44m x 2.97m )

Modern fitted kitchen with space for a dining table featuring, integrated appliances, tiled flooring and inset spot lighting.

## Sun Room

Features, french doors and two windows to the rear aspect.

## Landing

## Bedroom One

11' 8" x 11' 6" ( 3.56m x 3.51m )

Features, carpet flooring and window to the rear aspect.

## Bedroom Two

8' 10" x 9' 8" ( 2.69m x 2.95m )

Features, carpet flooring and window to the front aspect.

## Bedroom Three

8' 9" x 6' 9" ( 2.67m x 2.06m )

Features, carpet flooring and window to the front aspect.

## Bathroom

Features, bath, WC, hand wash basin, heated towel rail and window to the rear aspect.

## Outside

### Front Garden

Walled front garden with paving and mature shrubbery.

### Rear Garden

The enclosed rear garden has been tastefully landscaped and features a hot tub with pergola over and patio area. This property benefits from two parking spaces at the rear of the property.

### Garage

Garage with power and lighting.









**EPC Rating: C**

Tenure: Freehold

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