



Connells

Ash Close
North Baddesley Southampton

Ash Close

North Baddesley Southampton SO52 9FR

for sale guide price
£340,000



Property Description

Welcome to Ash Close, a spacious semi-detached bungalow located in the highly desirable village of North Baddesley. Perfectly positioned within a peaceful cul-de-sac, this charming property offers a wealth of features ideal for families, downsizers, or those seeking a balance of countryside tranquillity and urban convenience.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample

of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Accessed via a UPVC side door, the entrance hall features built-in cupboards, wall-mounted radiators, wall lights, and carpeted flooring.

Lounge

14' 4" x 12' 10" (4.37m x 3.91m)

Bright and inviting, with a double-glazed bay window to the front aspect, carpeted flooring, a wall-mounted radiator, and an electric fire with a stylish marble and wood surround.

Dining Room

10' 6" x 6' 11" (3.20m x 2.11m)

A versatile space with floor-laid carpet, a double built-in wardrobe, and a rear garden door, creating a seamless connection to outdoor living.

Kitchen

10' 5" x 7' 4" (3.17m x 2.24m)

Well-appointed with a wide range of wall, base, and drawer units, roll-top work surfaces, stainless steel sink with a drainer, integrated electric oven, four-ring gas hob, and space for a washing machine and dishwasher. The tiled walls and floor add practicality and charm.

Bedroom One

14' 1" x 10' 5" (4.29m x 3.17m)

Spacious and light, with a fitted wardrobe running the length of the room, a rear-aspect double-glazed window, carpeted flooring, and a wall-mounted radiator.

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

A comfortable double room with a built-in wardrobe, carpeted flooring, a radiator, and a rear-aspect double-glazed window.

Shower Room

Modern and accessible, featuring a double walk-in shower with a seat and handrail, tiled walls and flooring, a heated towel rail, hand wash basin, WC, and an obscured-glass double-glazed window.

Outside

Front Garden

Attractive and well-maintained, with a lawn, mature shrubs, and borders. Driveway: Block-paved and generous in size, accommodating multiple vehicles or even a camper home.

Rear Garden

Fully enclosed for privacy, featuring a patio, small courtyard, lawn, shed, mature shrubs, borders, and flowerbeds.

Garage

15' 7" x 7' 5" (4.75m x 2.26m)

An integral garage with an up and over door.

Location

Local Area - North Baddesley (SO52)

Nestled on the edge of the Test Valley, North Baddesley offers a wonderful blend of community spirit and modern convenience.

Schools: Families are well-served by excellent local schools, including North Baddesley Infant School and Mountbatten Secondary School, both of which boast strong reputations.

Amenities: The village offers a range of amenities, including a local convenience store, post office, pharmacy, pubs, and takeaways. Nearby Romsey provides further shopping options, including a Waitrose supermarket and boutique stores.

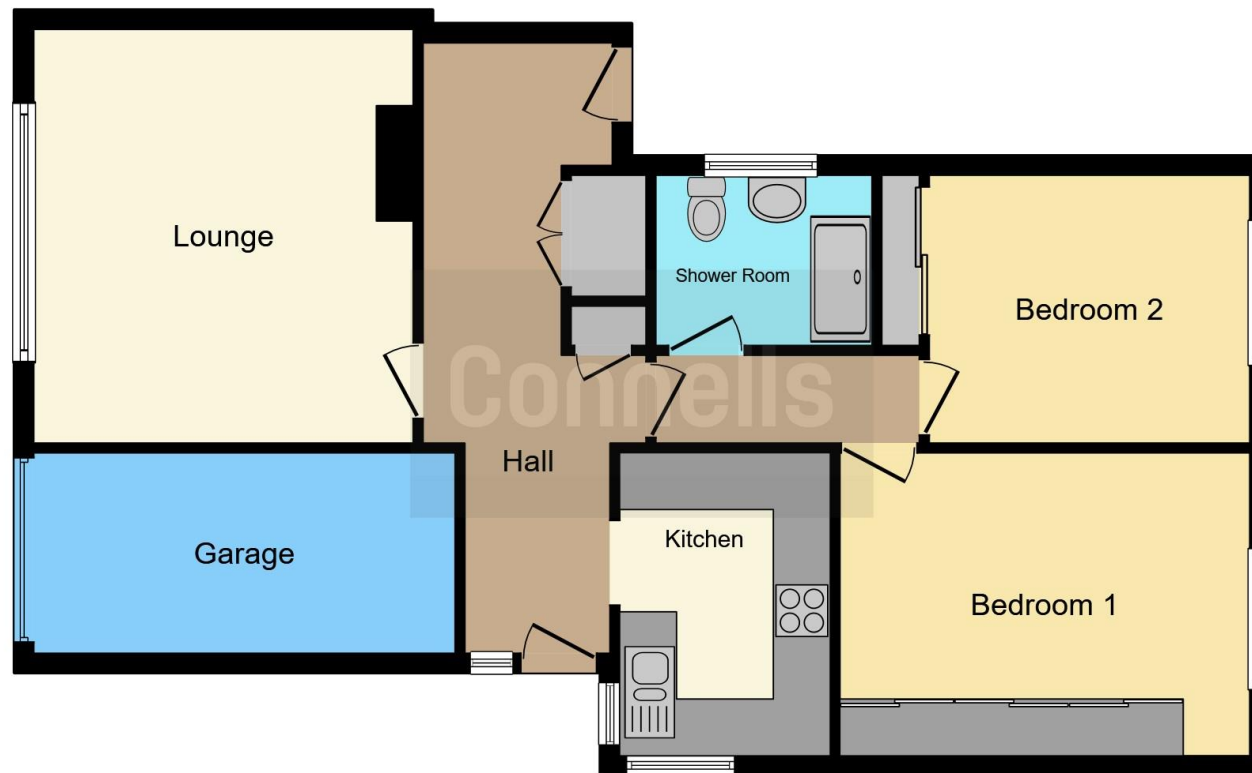
Transport Links: North Baddesley enjoys excellent connectivity, with easy access to the M27 for travel to Southampton, Winchester, and the wider South Coast. Public transport options include regular bus services to Romsey, Eastleigh, and Southampton, while Romsey Train Station offers links to London and other major cities.

Outdoor Activities: Surrounded by stunning countryside, residents can enjoy scenic walks, cycle routes, and nearby parks such as Baddesley Common and The New Forest National Park, just a short drive away.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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