



Connells

Ash Close
North Baddesley Southampton



Property Description

This delightful property offers a versatile layout, beginning with a welcoming lounge filled with natural light from its dual-aspect windows. A separate dining room connects seamlessly to the conservatory, creating an ideal space for relaxing or entertaining. The conservatory itself is finished with a pitched roof, tiled flooring and underfloor heating, making it enjoyable all year round. The well-appointed kitchen is arranged in an efficient L-shape with fitted wall, base and drawer units, alongside appliances including a washing machine, dishwasher, integrated oven and 4-ring gas hob. A generous double bedroom provides comfortable accommodation. Outside, the rear garden features a summer house, patio area, raised bed and timber fencing, while a double porch with water point adds convenience to the home's exterior.

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.

Hallway

Door to side access, built in storage and floor laid to carpet.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)
Bright and welcoming with dual-aspect windows, offering plenty of natural light, feature fire place and floor laid to carpet.

Dining Room/ Bedroom Three

11' 7" x 11' 4" (3.53m x 3.45m)

Flows into the conservatory through a glazed door, perfect for entertaining

Kitchen

18' 3" max x 7' 6" max (5.56m max x 2.29m max)

Practical L-shaped layout with wall, base and drawer units, plus washing machine, dishwasher, integrated oven and 4-ring gas hob

Conservatory

10' 5" x 12' 3" (3.17m x 3.73m)

Accessed via the third bedroom or dining room with stylish tiled floors, pitched roof and underfloor heating

Bedroom One

11' 7" x 14' (3.53m x 4.27m)

Comfortable double bedroom with ample space and floor laid to carpet.

Garage

6' 7" x 7' 5" (2.01m x 2.26m)

With an up and over door. Housing the combination boiler.

Front Garden

With ample off road parking, shingle front and mature shrubs and boarders.

Rear Garden

A wrap around rear garden, part patio. mature shrubs and boarders and carport.

Location

Key local features:

The local authority is Test Valley, and the ward is North Baddesley.

It sits roughly 6.9 km (? 4.3 miles) from the coast.

The area is predominantly residential, with many semi-detached homes.

Amenities are good: the nearest primary schools (North Baddesley Infant & Junior) are about 0.6 miles away. Secondary education (The Mountbatten School) is similarly accessible (around 0.9 miles).

Local health facilities are also nearby - e.g. the North Baddesley Surgery is about 0.6 miles from the address.

Romsey Hospital is approximately 1.7 miles away.

Character of the area:

Quiet and family-oriented, with a large proportion of households being families.

The population tends to be older on average for the area.

Broadband infrastructure is good: gigabit broadband is available at one or more premises.

Transport & accessibility:

The nearest mainline station is Romsey, about 2.1 miles away.

Bus stops are available close by, and local road network gives good access into Southampton and surrounding towns.









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

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306447



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306447 - 0023