



Connells

Botley Road
North Baddesley Southampton

Botley Road North Baddesley Southampton SO52 9EE

for sale guide price
£415,000



Property Description

Connells Romsey are delighted to present this two-double-bedroom detached bungalow set on a generous plot opposite a local green in sought-after North Baddesley. The property features three versatile reception rooms, an ensuite to the principal bedroom, a tandem garage with adjoining workshop, and driveway parking for several vehicles. The sizeable south-facing rear garden offers excellent scope for landscaping or future extension (STPP). Inside, the bright front lounge with bay window flows into a dining area and fitted kitchen, plus an impressive rear reception room opening to the garden. With ample potential to convert into a three-bedroom home, this chain-free bungalow enjoys good transport links to Chandlers Ford, Romsey and Southampton, making it ideal for upsizers, downsizers, or those seeking single-level living with room to grow.

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.

Location Description

North Baddesley is a thriving community with a mix of independent shops, schools, and excellent commuter links to Chandlers Ford, Romsey, and Southampton via the A27 and M3/M27 corridors. The property sits opposite a local green, ideal for dog-walkers and families, and is within easy reach of larger supermarkets, leisure facilities, and open countryside walks.

Entrance Hall

Welcoming hallway with carpeted floor, front door, loft access, built-in storage cupboard, and radiator.

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Front aspect with double-glazed bay window and additional side window; fitted carpet, gas fireplace, radiator, and double doors to the dining room.

Dining Room

11' 1" x 11' 11" (3.38m x 3.63m)

Side aspect with double-glazed window, carpet, radiator; open-plan flow into the kitchen.

Kitchen

7' 1" x 11' 11" (2.16m x 3.63m)

Range of wall, base, and drawer units with roll-top work surfaces; integrated double oven, stainless-steel sink/drainage, space for washing machine; double-glazed side window plus interior window to garden room; floor carpet; boiler in cupboard.

Reception Room Three

Generous space spanning the width of the property with large rear-aspect double-glazed window and two doors to the garden; carpet flooring.

Bedroom One

15' 9" x 11' 7" (4.80m x 3.53m)

Front aspect with bay window, fitted wardrobes, carpet, two radiators; access to ensuite shower room.

En-Suite

Comprising shower cubicle, WC, hand-wash basin, radiator, extractor fan.

Bedroom Two

10' x 11' 8" (3.05m x 3.56m)

Rear aspect with double-glazed window, fitted storage, carpet, and radiator.

Bathroom

Modern shower room with cubicle, hand-wash basin in vanity unit, heated towel rail, and side-aspect obscured window.

Outside

Front walled garden with drop-kerb driveway providing multi-vehicle parking and side access. Substantial south-facing rear garden mainly laid to lawn with mature borders, greenhouse, and scope for further landscaping. Tandem garage with adjoining workshop and up-and-over door.









EPC Rating: Awaited
Council Tax Band: D

Tenure: Freehold

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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.

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