



**Connells**

Mortimer Way  
North Baddesley Southampton



## Property Description

Situated in a popular residential location, this ground floor two-bedroom maisonette offers comfortable living with a private front entrance and gardens to both front and rear. The property opens into an entrance hall with built-in storage and carpeted flooring, leading to a bright lounge with a front-facing window, electric fireplace, and door to the garden. The fitted kitchen provides a range of wall, base, and drawer units with roll-top work surfaces, double bowl sink and drainer, space for a tall fridge freezer, plumbing for a washing machine, and localised tiling. Both bedrooms are well-proportioned, with Bedroom One enjoying dual aspect windows and Bedroom Two featuring a built-in wardrobe and TV point. The bathroom includes a bath with shower over and screen, hand wash basin, WC, extractor fan, and full tiling. Outside, the east-facing rear garden is walled, mainly laid to lawn with mature borders, and benefits from rear access. An allocated parking space is included. Leasehold with 105 years remaining.

Located in the sought-after village of North Baddesley, 77 Mortimer Way is ideally placed for access to local shops, schools, and recreational facilities. The area offers convenient road links to Southampton, Romsey, and the M27 motorway, making it ideal for commuters. Nearby amenities include independent shops, supermarkets, a community centre, and well-regarded primary and secondary schools. The surrounding countryside provides excellent walking and cycling routes, while regular bus services connect the village to surrounding towns and the city centre.

## Entrance Hall

A welcoming private entrance hall with built-in storage, offering practical space for coats and shoes. The floor is laid to carpet, and the layout provides direct access to the reception room and bedrooms, ensuring a smooth flow through the property.

## Agents Notes

This property presents an excellent opportunity for first-time buyers, downsizers, or investors. Its private garden, allocated parking, and well-planned layout make it a rare find in the area. With 105 years remaining on the lease, early viewing is recommended to avoid disappointment.

## Lounge

10' 9" x 17' 1" ( 3.28m x 5.21m )

A bright and comfortable living space with a double glazed window to the front and a door leading to the garden. The electric fireplace creates a cosy focal point, while the carpeted flooring adds warmth underfoot. Ideal for relaxing evenings or entertaining guests.

## Location

## Kitchen

5' 5" x 13' 1" ( 1.65m x 3.99m )

Fitted with a wide range of wall, base, and drawer units above and below roll-top work surfaces. Features include a double bowl sink with drainer, space for a tall fridge freezer, plumbing and space for a washing machine, and localised tiling for easy maintenance.

### Bedroom One

11' 11" x 9' 2" ( 3.63m x 2.79m )

A generous double bedroom with a double glazed window to the rear and an additional side window, filling the room with natural light. Carpeted flooring adds comfort, and the position at the back of the property offers a peaceful setting.

### Bedroom Two

16' 1" x 8' 10" ( 4.90m x 2.69m )

A well-proportioned second bedroom with a rear-facing double glazed window, built-in wardrobe, and TV point. Perfect as a guest room, children's bedroom, or home office, with carpeted flooring for a soft, cosy feel.

### Bathroom

6' x 5' 11" ( 1.83m x 1.80m )

A modern bathroom comprising a bath with shower over and screen, hand wash basin, and WC. The space is finished with tiled walls and flooring, plus an extractor fan for ventilation, creating a clean and practical environment.

### Front Garden

A low-maintenance frontage giving the property a welcoming approach, with a pathway leading to the private entrance.

### Rear Garden

An attractive east-facing walled garden, mainly laid to lawn with mature shrubs and borders. Offering good privacy, rear access, and plenty of space for outdoor seating or planting, it's ideal for enjoying morning sun and al fresco dining.

### Allocated Parking

The property benefits from one allocated parking space, located conveniently nearby.









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13a The Hundred  
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EPC Rating: D

Council Tax  
Band: A

Service Charge: Ask  
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Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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