



73 Cedar Crescent | £315,000  
North Baddesley, Hampshire, SO52 9FX





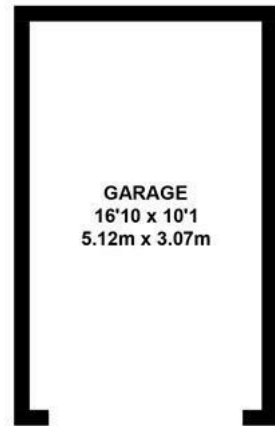
73 Cedar Crescent  
North Baddesley, Hampshire, SO52 9FX

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## Summary

A beautifully presented end-of-terrace home, ideally situated within the leafy and highly sought-after village of North Baddesley. This attractive property offers well-proportioned and modern accommodation throughout, comprising three bedrooms, a stylish family bathroom, a spacious sitting room and an open-plan kitchen/dining room, perfectly suited to contemporary family living. Externally, the home benefits from a private and well-maintained enclosed rear garden, ideal for relaxing and entertaining, along with a garage located in a nearby block and the added convenience of on-street bay parking.



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**GROUND FLOOR**

**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 379 SQ FT / 35.2 SQ M  
FIRST FLOOR = 411 SQ FT / 38.2 SQ M  
GARAGE = 167 SQ FT / 15.5 SQ M  
TOTAL = 957 SQ FT / 88.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1302243)

## Features

- Beautifully presented end of terrace house
- Three bedrooms
- Open plan kitchen/dining area at rear of home
- Modern bathroom
- Garage in a block nearby
- Located within the leafy Village of North Baddesley

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 73, Cedar Crescent, North Baddesley, Hampshire, SO52 9FX

## Ground Floor

Upon entry, the welcoming entrance hall provides access to the sitting room, along with stairs rising to the first-floor landing. The spacious sitting room enjoys a large window overlooking the front aspect, allowing for an abundance of natural light, and benefits from a useful under-stairs storage cupboard. An attractive electric fireplace creates a charming focal point to the room, while an open-plan layout flows seamlessly through to the kitchen/dining area, ideal for modern family living and entertaining. Positioned at the rear of the property, the kitchen/dining area offers ample space for a dining table and chairs, breakfast bar and is fitted with a range of wall and base units providing excellent storage. There is space for a fridge/freezer and cooker with extractor hood over, along with plumbing for both a washing machine and dishwasher. A useful door provides direct access out to the rear garden, further enhancing the practicality of the space.

## First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a spacious double room featuring a built-in wardrobe and a large window overlooking the front aspect, allowing for plenty of natural light. Bedroom two is also a well-proportioned double with the added benefit of a built-in wardrobe, while bedroom three offers a generous single bedroom or an ideal space for a home office or study area. Completing the accommodation is the stylish modern family bathroom, finished with contemporary floor-to-ceiling tiling and fitted with a panelled bath with shower over, WC and wash hand basin.

## Outside

The enclosed rear garden enjoys a generous adjoining patio area, ideal for outdoor seating, al fresco dining and entertaining guests. The remainder of the garden is predominantly laid to lawn, providing a pleasant and versatile outdoor space, all enclosed by timber fencing for added privacy. A useful rear gate offers convenient pedestrian access.

## Parking

On street parking and garage within a block

## Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

## Tenure

Freehold

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Position

Buying on

## Heating

Gas

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band C

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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