



18 Seymour Lane | £285,000  
North Baddesley, Hampshire, SO52 9FN







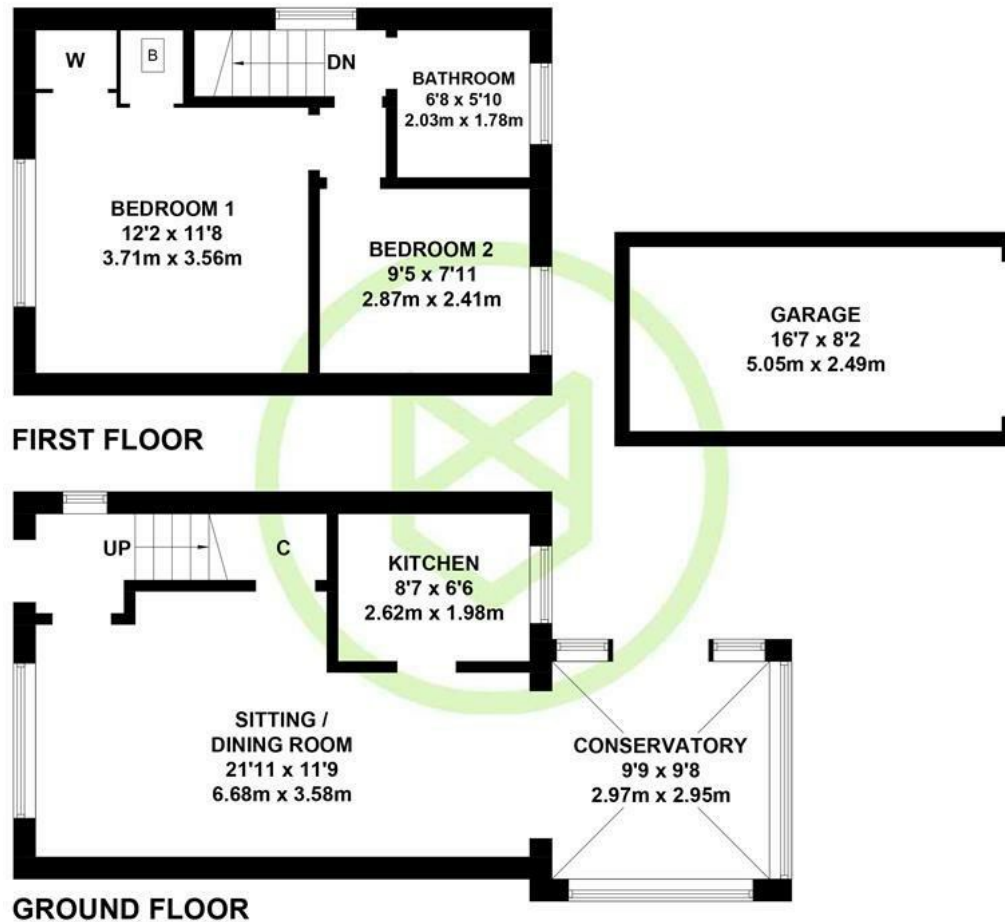
18 Seymour Lane  
North Baddesley, Hampshire, SO52 9FN

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## Summary

An immaculate semi-detached house, situated within the desirable Village of North Baddesley. This beautifully presented home features two double bedrooms, family bathroom, open plan sitting/dining area, kitchen and useful conservatory. Outside, the home benefits from a South facing rear garden, garage and parking for one vehicle.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 437 SQ FT / 40.6 SQ M  
FIRST FLOOR = 340 SQ FT / 31.6 SQ M  
GARAGE = 136 SQ FT / 12.6 SQ M  
TOTAL = 913 SQ FT / 84.8 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1130873)

## Features

- Immaculate semi-detached home
- Two double bedrooms
- Open plan sitting/dining area
- South facing rear garden
- Garage and parking
- Complete chain above
- Nestled within the desirable Village of North Baddesley

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



# 18, Seymour Lane, North Baddesley, Hampshire, SO52 9FN

## Ground Floor

Up entry, the entrance hall provides access for the sitting/dining room and stairs leading to the first floor landing. The sitting/dining area is a spacious open plan area with useful under stairs storage cupboard, access to kitchen and bi-folding doors to the conservatory which has double doors out to the rear garden. The modern kitchen has a selection of wall and base storage units, inbuilt oven with hob and extractor above, space for fridge/freezer, plumbing for washing machine and large window onlooking the rear garden.

## First Floor

The first floor landing provides access for both bedrooms and family bathroom. The principal bedroom is a generous double with built in wardrobe and boiler cupboard. Bedroom two is also a double which onlooks the rear garden. The family bathroom comprises stylish floor to ceiling tiles, shower over bath, WC and wash basin.

## Outside

Enjoying a South facing aspect, the beautifully maintained rear garden has an adjoining patio, area of lawn, well established shrubs, flower beds and useful pedestrian gate.

## Parking

Garage with parking in front for one vehicle

## 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

## Sellers Position

Complete chain above

## Heating

Gas central

## Council Tax

Test Valley - Band B

## Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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