



75 Rownhams Road | £485,000
North Baddesley, Hampshire, SO52 9ES





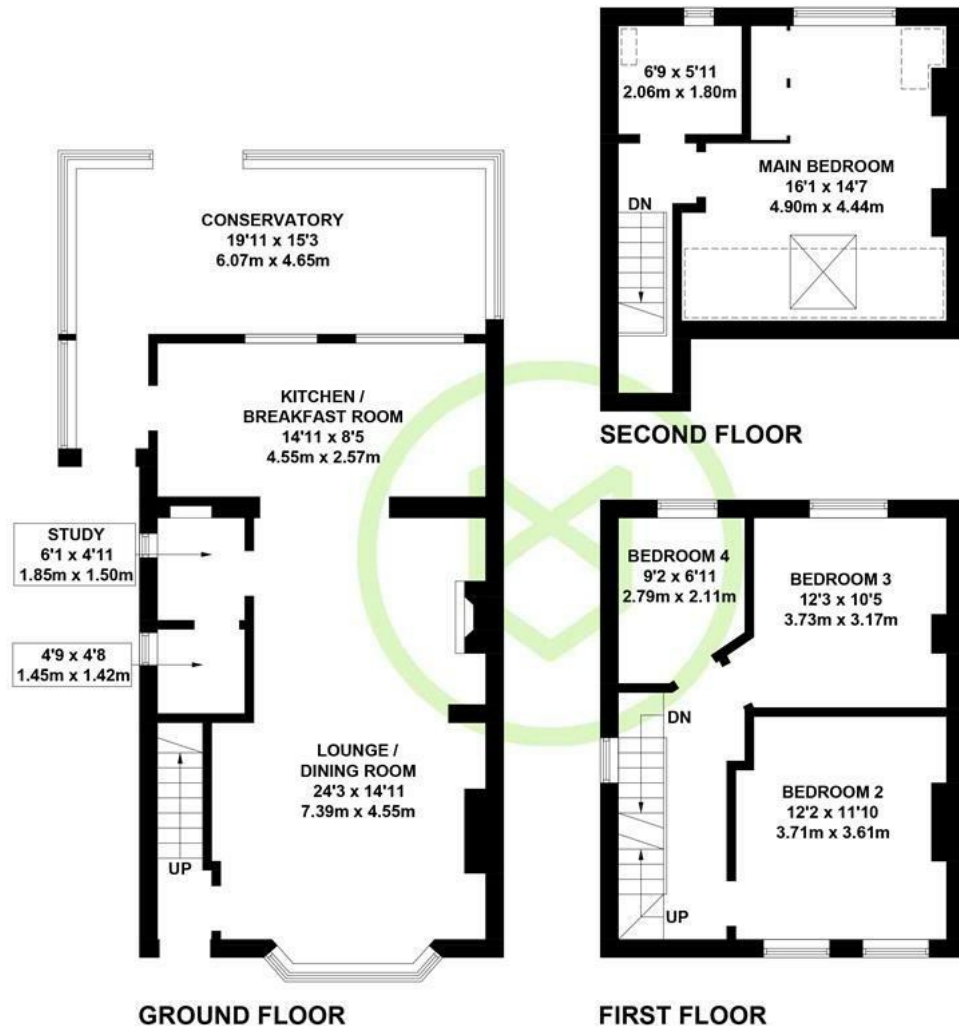
75 Rownhams Road
North Baddesley, Hampshire, SO52 9ES

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Summary

An immaculate semi-detached house, enjoying modern finishes throughout and positioned within the desirable Village of North Baddesley. The accommodation comprises four bedrooms, family bathroom, open plan sitting/dining area, modern kitchen with breakfast bar, utility with WC and conservatory. To the rear, the home enjoys a circa 120ft rear garden with generous adjoining patio. To the front, the home benefits from a block paved driveway for several vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 828 SQ FT / 76.9 SQ M
FIRST FLOOR = 410 SQ FT / 38.1 SQ M
SECOND FLOOR = 299 SQ FT / 27.8 SQ M
TOTAL = 1537 SQ FT / 142.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1194619)

Features

- Immaculate semi-detached house
- Stunning modern kitchen with breakfast bar and separate utility room
- Open plan sitting/dining area with large bay window
- Four bedrooms
- Circa 120ft rear garden with generous adjoining patio
- Block paved driveway for several vehicles.
- Positioned within the sought after Village of North Baddesley
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground floor

Upon entry, the inner hall allows access to the sitting/dining room and stairs leading to the first floor landing. The open plan living area is beautifully bright and airy, enjoying a large bay window to the front aspect and feature fireplace. The useful utility has plumbing for washing machine, space for dryer and WC. The modern kitchen has a variety of wall and base storage units, oven with extractor above, plumbing for dishwasher, space for fridge/freezer and breakfast bar. The conservatory is a flexible area, perfect for a play room or additional dining space with double doors opening to the rear garden.

First floor

Ascending to the first floor, the landing allows access for three bedrooms and stairs leading to the second floor landing. The principal bedroom is a generous double which overlooks the front aspect. Bedroom three is also a double which overlooks the rear garden. Bedroom four is an ample single or perfect study space.

Second Floor

The second floor landing provides access to bedroom two and family bathroom. The bedroom is a spacious double with window overlooking the rear garden, Velux window and built in wardrobe. The family bathroom has white floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail.

Outside

Extending to approximately 120ft, the spacious rear garden is enclosed via timber fencing and enjoys a generous adjoining patio, large area of artificial lawn and pedestrian gate provides access to the front of the home.

Parking

Blocked paved driveway for several vehicles.

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

No onward chain

Heating

Gas

Infant and Junior School

The North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

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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