



16 Hollywood Close | £365,000  
North Baddesley, Hampshire, SO52 9HA



Henshaw

Henshaw Fox



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North Baddesley, Hampshire, SO52 9HA

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## Summary

Located within a quiet closed road in North Baddesley village, this well presented semi detached home is offered for sale for the first time since new and with no forward chain. The accommodation comprises three bedrooms, modern shower room, sitting room, kitchen/dining room, conservatory, front and rear gardens, block paved driveway parking for several vehicles and garage.

## Features

- Offered for sale with no forward chain for the first time in over 60 years
- Located within a quiet closed road, near to local amenities including a shop, public house and bus stops
- Three bedrooms, bedroom one benefits from fitted wardrobes
- Modern shower room
- Sitting room with fireplace
- Kitchen/dining room, opening to a conservatory
- Driveway parking for several vehicles and garage

## EPC Rating

Energy Efficiency Rating  
Current TBC  
Potential TBC

# 16 Hollywood Close

## North Baddesley, Hampshire, SO52 9HA

### **Ground Floor**

The entrance hallway provides access to the sitting room, kitchen/dining room and first floor via the stair case. The sitting room has a large window over looking the front garden, a fire place provides the perfect focal point. Located at the rear of the home, the kitchen/dining room is a excellent space for family. The kitchen is fitted with a range of cupboards and drawers, a double oven, hob with extractor canopy over, there are spaces for a range of further appliances, a door opens to the conservatory. The dining area provide ample space for a dining suite and doors open to the conservatory. Two cupboards under the stairs provide handy storage space.

### **First Floor**

The first floor landing provides access to the three bedrooms, the shower room and loft space. Bedroom one is a double room, benefiting from fitted wardrobes and a large window overlooking the front garden. Bedrooms two and three both overlook the rear garden. The shower room is fitted with a white suite comprising WC, wash basin and enclosed double shower cubicle.

### **Outside**

The rear garden has paving adjoining the rear of the home, an area laid to lawn and hard standing to the rear of the garage. There is established hedging and trees and a gate opening to the driveway. The front garden is laid to lawn.

### **Parking**

Block paved driveway parking sits to the front and alongside the home, providing parking for several vehicles. The garage has an up and over door and a further door to the rear.

### **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.

### **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 forward chain

### **Age**

1960s

### **Tenure**

Freehold

### **Heating**

Gas central heating

### **Infant and Junior School**

North Baddesley Infant and Junior School

### **Secondary School**

The Mountbatten School

### **Council Tax**

Band D - Test Valley Borough Council

### **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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