



38 Fulford Road | £350,000
North Baddesley, Hampshire, SO52 9PR

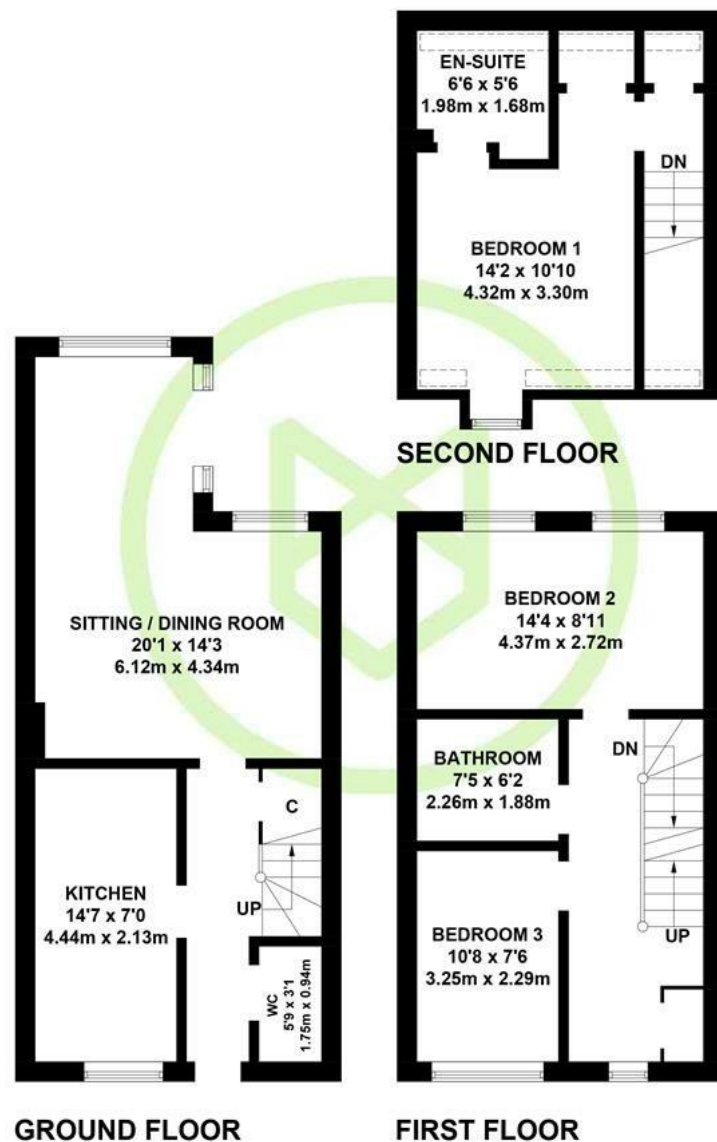




38 Fulford Road
North Baddesley, Hampshire, SO52 9PR

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 446 SQ FT / 41.4 SQ M
 FIRST FLOOR = 377 SQ FT / 35.0 SQ M
 SECOND FLOOR = 259 SQ FT / 24.1 SQ M
 TOTAL = 1082 SQ FT / 100.5 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1319785)

Summary

An immaculately presented and well-proportioned townhouse, situated within the sought-after Knights Grove development in the popular village of North Baddesley. Arranged over three floors, this modern home offers spacious and versatile accommodation, including three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom and ground floor cloakroom. The ground floor features a modern fitted kitchen and a generous open-plan sitting/dining room with direct access to the rear garden, creating an ideal space for everyday living and entertaining. Outside, the property enjoys a beautifully landscaped, south-facing rear garden designed for low-maintenance enjoyment, while allocated parking for one vehicle completes this attractive home.

Features

- Situated within the sought-after Knights Grove development in North Baddesley
- Three well-proportioned double bedrooms
- En-suite shower room, family bathroom and downstairs cloakroom
- Modern kitchen and open plan sitting/dining area
- Beautifully landscaped south facing rear garden
- Allocated parking for one vehicle

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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Ground Floor

Upon entering the property, the entrance hall provides access to the kitchen, open-plan sitting/dining room, cloakroom with WC and wash hand basin, and stairs rising to the first-floor landing. The kitchen is fitted with a range of wall and base units with tiled splashbacks and work surfaces, together with space for a fridge/freezer and integrated appliances including a double oven, induction hob with extractor hood over, dishwasher and washer/dryer. Positioned at the rear of the property, the open-plan sitting/dining room offers plenty of space for both seating and dining furniture, with large windows overlooking the rear garden and a glazed door providing direct access outside.

First Floor

The first-floor landing provides access to two bedrooms, the family bathroom and stairs rising to the second-floor landing. Bedroom two is a generous double bedroom with dual windows allowing for plenty of natural light, while bedroom three is a small double bedroom that would also make an ideal home office or study. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin, complemented by full-height wall tiling.

Second Floor

Occupying the second floor, the principal bedroom is a generous double bedroom benefiting from built-in storage and an en-suite shower room fitted with a shower enclosure, WC and wash hand basin, complemented by modern wall tiling.

Outside

The beautifully presented rear garden is fully enclosed, providing a wonderful sense of privacy and security, while enjoying a highly desirable south-facing aspect that allows for sunshine throughout much of the day. Adjoining the property is a generous paved patio, creating the perfect setting for outdoor dining, entertaining guests or simply relaxing in the warmer months. Beyond the patio, an attractive area of low-maintenance artificial lawn offers year-round appeal, complemented by well-defined boundaries and a practical pedestrian access gate.

Parking

Allocated parking for one vehicle. Further on street parking available

Location

The desirable Knights Grove development is situated pleasantly within North Baddesley, which 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.

Sellers Position

Buying on

Estate Charge

Circa £90 per annum

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.

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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