



8a Street End | £325,000  
North Baddesley, Hampshire, SO52 9DY





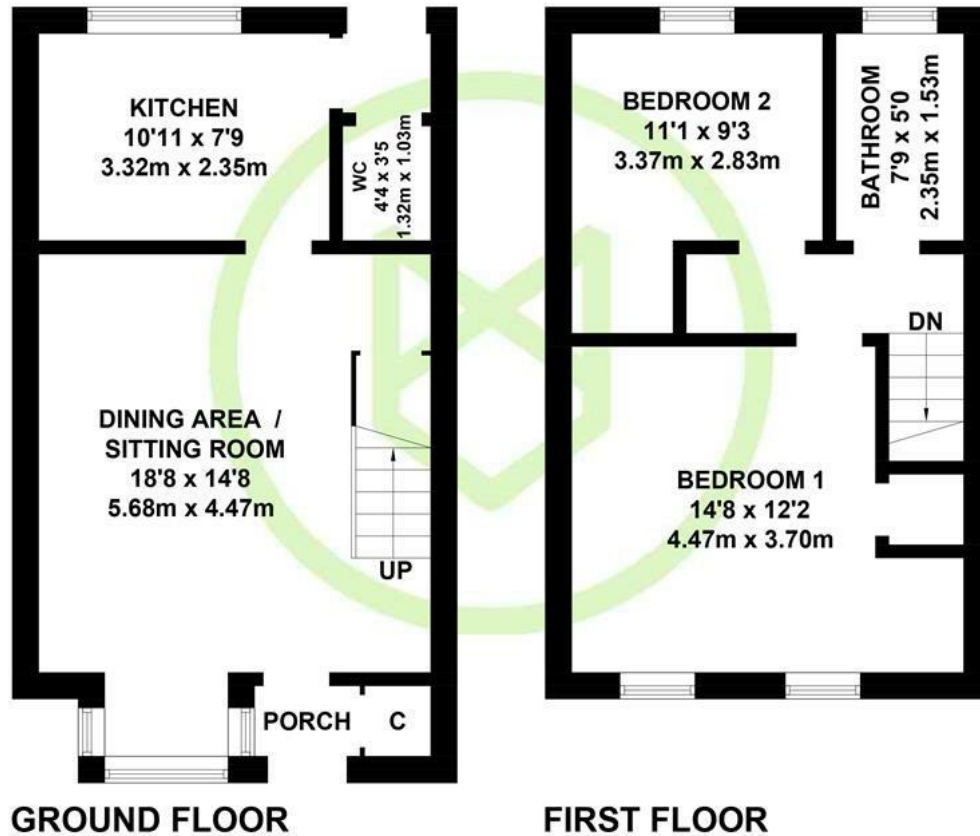
8a Street End  
North Baddesley, Hampshire, SO52 9DY

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## Summary

Set in a peaceful spot on the edge of North Baddesley, this well-presented characterful home enjoys open views across fields to the rear. Inside, there are two comfortable double bedrooms, a well equipped bathroom and a bright living/dining space, along with a modern kitchen and a downstairs cloakroom. Outside, the home enjoys an enclosed rear garden and parking to the front for two vehicles.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 387 SQ FT / 36.0 SQ M  
FIRST FLOOR = 348 SQ FT / 32.3 SQ M  
TOTAL = 735 SQ FT / 68.3 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1288726)

## Features

- Two double bedrooms
- Positioned within a quiet closed rad, in the leafy Village of North Baddesley
- Modern kitchen and bathroom
- Idyllic views across fields to the rear
- Downstairs cloakroom
- Off road parking for two vehicles

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 8a, Street End, North Baddesley, Hampshire, SO52 9DY

## Ground Floor

You step in through the porch, where there's a useful cupboard for coats and shoes, and then into a good-sized living and dining area. It feels bright and open, helped by the bay window and simple, neutral décor. The stairs to the first floor are in this room, along with a cupboard tucked underneath them. At the back of the house is the modern kitchen, which has a range of cupboards and drawers, butler sink along with space for appliances. From here, there's a small rear lobby that leads out to the garden and also to a downstairs cloakroom with a WC and wash basin

## First Floor

Upstairs, the landing leads to two double bedrooms and modern bathroom. The main bedroom is a good size, with dual windows at the front and a cupboard built over the stairs for extra storage. The second bedroom, also a double, is at the back and looks out over the fields behind the house. The bathroom has a modern style and includes a WC, wash basin and a bath with a shower over it, along with a fitted screen, heated towel rail, and tiled walls and floor.

## Outside

At the front, there's a small garden bordered by a picket fence, with a gate and path leading up to the front door. To the rear, the garden is low maintenance and well enclosed. There's a patio area just outside the house, which then opens onto a lawn.

## Parking

Block paved area for two vehicles to the front

## 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

Buying on

## 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 issuing a memorandum of sale, 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

## 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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