



sparks ellison

9 Proctor Drive, North Baddesley, SO52 9NG

£275,000

A modern, well presented two bedroom terrace home situated in a pleasant cul de sac location that represents an ideal starter home or investment property. There is a good size sitting/dining room which leads through to the kitchen with the two bedrooms sharing a family bathroom on the first floor. Externally there is an attractive, enclosed rear garden and the property also benefits from garage in a nearby block as well as an allocated parking space.

ACCOMMODATION:

Ground Floor:

Entrance Vestibule:

Sitting/Dining Room:

18'9" x 12'6" (5.72m x 3.81m) Stairs to first floor.

Kitchen:

12'5" x 8'1" (3.78m x 2.46m) Built in oven, built in gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer, wall mounted boiler.

First Floor:

Landing:

Access to loft space.

Bedroom 1:

10'5" x 10'3" (3.18m x 3.12m) Built in wardrobes along one wall.

Bedroom 2:

12'6" x 8'2" (3.81m x 2.49m) Built in storage cupboard.

Bathroom:

7'10" x 4'9" (2.39m x 1.45m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Area laid to lawn, pathway to front door.

Rear Garden:

Measures approximately 34' x 13' and comprises area laid to composite deck, area laid to lawn, outside tap, gate providing rear pedestrian access.

Garage:

16'5" x 8' (5.00m x 2.44m) The garage sits in a block to the left of the terrace and the garage for No.9 is the middle of the 5 garages on the right hand side as you enter the area.

Parking:

The title deeds show that No.9 also benefits from an allocated parking space in front of the garage. The sellers have advised that they currently always park a car in the 2nd space from the right hand side of the garage block.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1977

Approximate Area:

66.3sqm/714sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

North Baddesley Infant/Junior School

Secondary School:

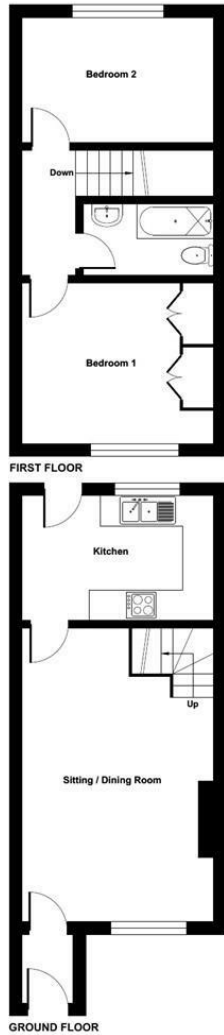
The Mountbatten School

Local Council:

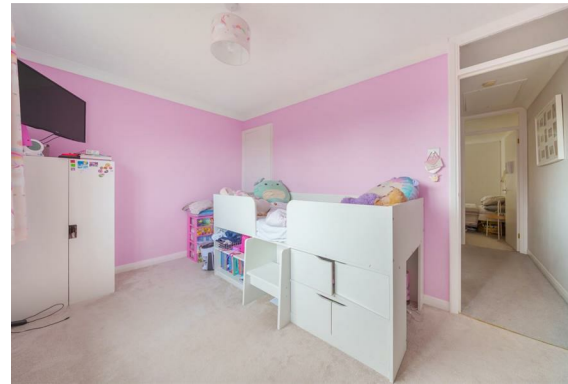
Test Valley Borough Council 01264 368000

Council Tax:

Band B



Ground Floor = 366 sq ft / 34 sq m
 First Floor = 348 sq ft / 32.3 sq m
 Total = 714 sq ft / 66.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1053546

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