



36 Ringwood Drive, North Baddesley, SO52 9GY

£365,000

Situated on the charming Ringwood Drive in North Baddesley, this beautifully presented semi-detached house offers a delightful blend of comfort and style. Built in 1960's, the property has been thoughtfully maintained and is ready for you to move in and make it your own. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen / dining room, which overlooks the expansive 44' southerly facing rear garden. This bright and airy space is ideal for family meals or hosting gatherings, allowing you to enjoy the natural light and views of the garden. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living. Outside, the generous rear garden is a true highlight, offering a peaceful retreat for outdoor activities, gardening, or simply enjoying the sunshine. Additionally, the property benefits from ample off-road parking, making it convenient for residents and visitors alike. This semi-detached house on Ringwood Drive is a wonderful opportunity for anyone seeking a family home in a desirable location. With its attractive features and spacious layout, it is sure to appeal to a variety of buyers.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

**Sitting Room:**  
15'6" x 12'9" (4.73m x 3.89m)

**Kitchen/Dining Room:**  
16' x 8'11" (4.88m x 2.72m) Comprehensively fitted including extra tall top cupboards providing added storage, built in oven, built in gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge freezer, space for table and chairs.

FIRST FLOOR

**Landing:**  
Access to loft space (boiler in loft)

**Bedrrom 1:**  
13'3" x 9'1" (4.05m x 2.78m)

**Bedroom 2:**  
11'3" x 9'1" (3.43m x 2.78m)

**Bedroom 3:**  
7'8" x 6'6" (2.34m x 1.98m)

**Bathroom:**  
Comprising bath with shower over, wash hand basin and WC inset to vanity unit, tiled walls, tiled floor.

OUTSIDE

**Front:**  
Planted beds, driveway providing off road parking and leading along side of property along with an extended area at front providing space for several vehicles.

**Rear Garden:**  
Measures approximately 44' x 25'. A real feature of the property benefitting from a

pleasant southerly aspect. The garden is attractively presented with area laid to lawn, paved patio area, mature bushes and shrubs and a mature tree. there is space to the side of the property providing an area for table and chairs or further seating.

**Garage:**  
17'10" x 8'8" with up and over door, power and light, door to garden.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1960's

**Approximate Area:**  
74sqm/798sqft

**Sellers Positon:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
North Baddesley Infant/Junior School

**Secondary School:**  
The Mountbatten School

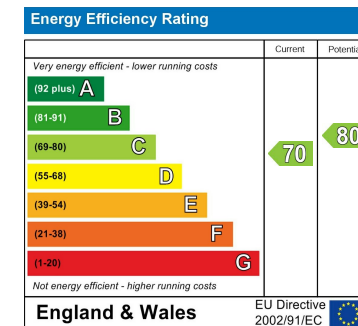
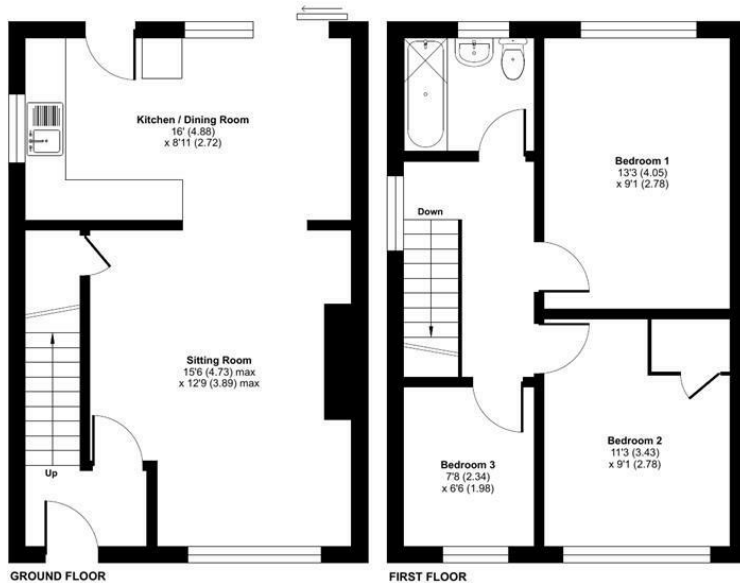
**Council Tax:**  
Band C

**Local Council:**  
Test Valley Borough Council - 01264 368000

**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 399 sq ft / 37 sq m  
First Floor = 399 sq ft / 37 sq m  
Total = 798 sq ft / 74 sq m  
For identification only - Not to scale



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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



