



sparks ellison

18 Broad Lane, North Baddesley, SO52 9GH

£400,000

Nestled in North Baddesley, this charming two bedroom detached bungalow offers a delightful and well balanced home. Built in 1960, the property has been well maintained and is presented in good order throughout, making it an ideal choice for those seeking a comfortable and manageable home. Upon entering, you are welcomed into a hallway before the spacious sitting room. There are two generously sized bedrooms, offering excellent flexibility for sleeping accommodation, guest space or a home office. The kitchen and bathroom are both neat and functional, catering well to everyday living. A real highlight of this property is the generous plot it occupies, featuring a wrap-around garden. This superb outdoor space offers plenty of scope for gardening, outdoor dining, or simply enjoying the peace and fresh air. Conveniently located, there is a nearby Co-op for everyday essentials, while the historic market town of Romsey is just a short drive away, offering a variety of shops, cafés and local amenities. This delightful bungalow presents a fantastic opportunity for first time buyers, downsizers or those seeking a peaceful retreat in a well connected location.

ACCOMMODATION

Ground Floor

Hallway:
Airing cupboard.

Bedroom 1:
11'10" x 10'6" (3.61m x 3.20m)

Bedroom 2:
11'11" x 10'3" (3.63m x 3.12m)

Sitting room:
13'10" x 10'11" (4.22m x 3.33m) Feature fireplace.

Kitchen:
11'10" x 9'10" (3.60m x 3.00m) Range of units with space for hob and white goods. Door to utility room.

Utility room:
Access to rear garden.

Bathroom:
White suite comprising bath with shower attachment, WC and wash basin.

OUTSIDE

Front:
Driveway parking leading to garage and lawn area which wraps around the rear garden.

Rear garden:
Large lawned area.

Garage:
15'11" x 8'4" (4.86m x 2.54m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960

Approximate Area:
805 sq ft / 74

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Ladder connected, light connected

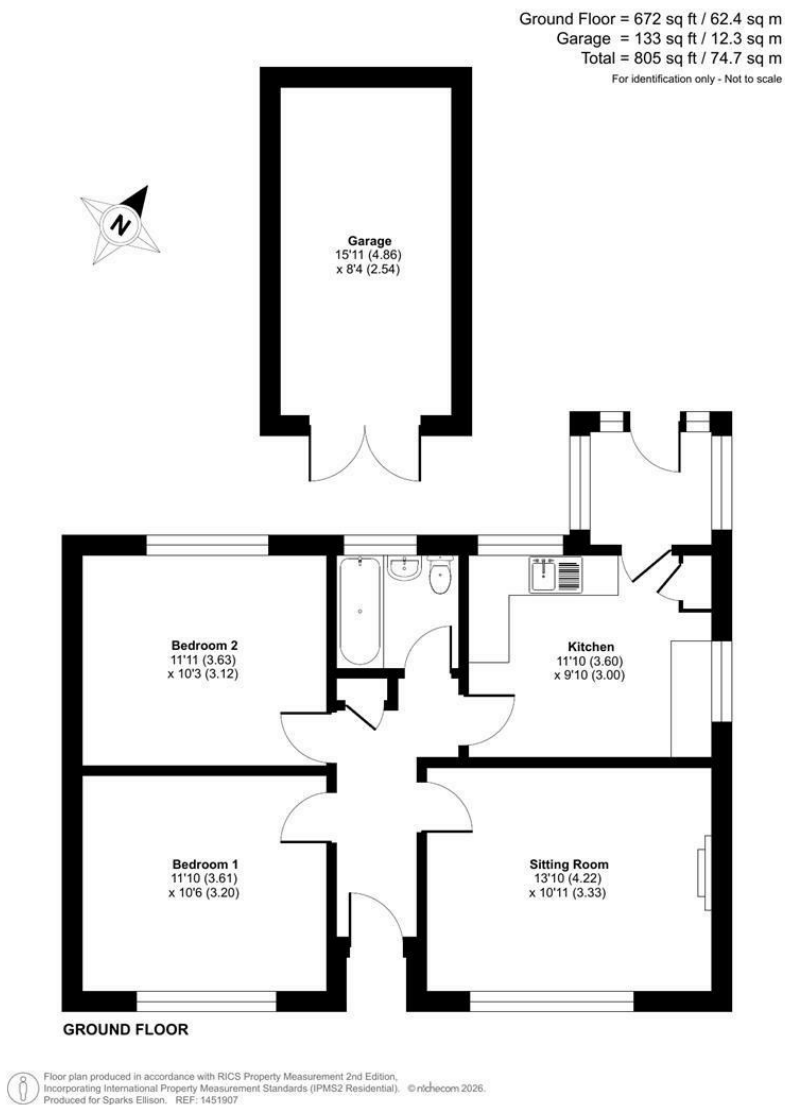
Infant/Junior School:
North Baddesley Infant School / North Baddesley Junior School

Secondary School:
The Mountbatten School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	77
	EU Directive 2002/91/EC	

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