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Connells

Lounge

A comfortable living space featuring an exposed brick fireplace with electric fire, front aspect double-glazed window, carpeted flooring and stairs rising to the first floor.

Kitchen Diner

Fitted with a wide range of wall, base and drawer units with roll-top work surfaces, stainless steel sink with mixer tap, breakfast bar and dining area. Appliance spaces include oven, dishwasher, washing machine and tall fridge freezer, with French doors leading to the conservatory.

Conservetory

Installed in 2007 by Zenif, this double-glazed conservatory offers additional reception space with tiled flooring and direct access to the rear garden.

Landing

Carpeted landing with built-in cupboard housing the water tank and access to the loft via drop-down ladder.

Principle Bedroom

Double bedroom with front aspect double-glazed window and carpeted flooring.

Bedroom Two

Lavington Gardens
North Baddesley SOUTHAMPTON SO52 9NR

for sale
£335,000







Property Description

Situated in the popular village of North Baddesley, this three-bedroom semi-detached home offers well-balanced accommodation ideal for first-time buyers, families or investors. The property is entered via a UPVC porch leading into a welcoming lounge with exposed brick fireplace, electric fire and stairs rising to the first floor. Double doors open into a spacious kitchen diner fitted with a range of wall, base and drawer units, breakfast bar and ample appliance space. French doors lead into the double-glazed conservatory, installed by Zenith Windows in 2007, with tiled flooring and access to the rear garden. Upstairs offers three bedrooms and a family bathroom with bath and shower over. Additional benefits include cavity wall insulation, loft access with drop-down ladder, tandem driveway for up to three vehicles and a well-established rear garden with patio, shed, acer tree and side access.

Location

Lavington Gardens is situated within the highly regarded village of North Baddesley, offering convenient access to local shops, schools and everyday amenities. The area is well connected to Southampton, Romsey and the M27 motorway network, while nearby parks and countryside walks provide excellent recreational opportunities.

Porch

Entered via a UPVC front door, the porch provides a practical entrance into the home.

Rear aspect bedroom benefiting from fitted wardrobe and carpeted flooring.

Bedroom Three

Front aspect bedroom with double-glazed window and carpeted flooring.

Bathroom

Comprising bath with shower over, wash hand basin and WC, complemented by localised tiling and obscure double-glazed rear window.

Front Garden

Mainly laid to lawn with mature shrubs and borders, alongside a tandem driveway suitable for up to three vehicles and dropped kerb access.

Rear Garden

Enclosed rear garden featuring patio seating area, shed, mature shrubs and borders, acer tree, timber fencing, side gate access and external water point.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."












MAY
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Ground Floor **First Floor**

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property
Ombudsman

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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