



sparks ellison[®]
est. 2003

2 Chapel Cottages, Nutburn Road, North Baddesley, SO52 9DZ

£1,030 Per calendar month

A modern three bedroom semi-detached property presented in good order throughout and located close to North Baddesley recreation ground. The three first floor bedrooms are complemented by the family bathroom, whilst on the ground floor a well proportioned sitting/dining room overlooks the rear garden. To the front of the property is a modern kitchen with a variety of built in appliances and a ground floor cloakroom. To the rear of the property are two allocated parking spaces.

DIRECTIONS

From our office proceed in a northerly direction and take the third turning on the left hand side into Hiltingbury Road. Proceed through the lights into Baddesley Road and follow to the roundabout before taking the second exit right into Flexford Road. Follow this road for some distance and continue into Nutburn Road and just before the traffic lights there is a turning on the left hand side leading to the recreation ground where number 2 Chapel Cottages will be found on the right hand side.

ACCOMMODATION

Ground Floor

Entrance Hall:	Stairs to first floor.
Cloakroom:	5'4" x 2'9" (1.63m x 0.84m) White suite with chrome fittings comprising wash hand basin, WC.
Kitchen:	9'6" x 8'6" (2.90m x 2.59m) Comprising built in oven and grill, built in four ring gas hob, fitted extractor hood, built in fridge freezer, built in dishwasher, space and plumbing for washing machine, wall mounted boiler.
Sitting/Dining Room:	14'10" x 14'6" (4.52m x 4.42m) Under stairs storage cupboard.

First Floor

Landing:	Built in airing cupboard.
Bedroom 1:	12'9" x 8'3" (3.89m x 2.51m) Built in wardrobe, access to loft space.
Bedroom 2:	8'10" x 8'3" (2.69m x 2.51m) Built in wardrobe.
Bedroom 3:	9'8" x 6'3" (2.95m x 1.91m)
Bathroom:	6'3" x 5'7" (1.91m x 1.70m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

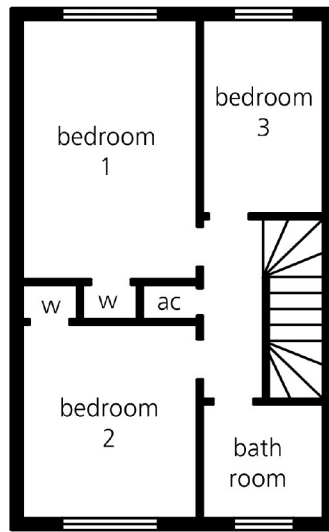
OUTSIDE

Front:	Area laid to lawn with pathway to front door, planted bed, outside tap.
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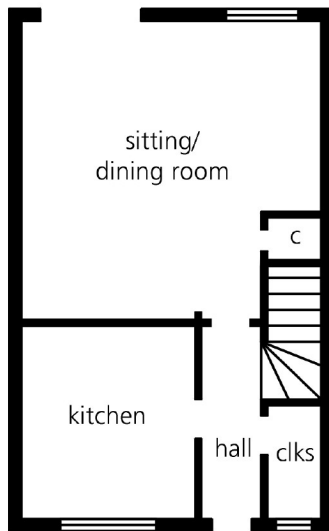
Rear Garden:	Measures approximately 27' x 15' and comprises area laid to lawn, paved patio area, rear pedestrian access, garden shed, planted borders.
Parking:	Two allocated parking spaces to the rear of the property.

OTHER INFORMATION

Approximate Age:	2004
Approximate Area:	67sqm/721sqft (Details taken from EPC)
Availability:	4th November 2019
Furnished/Un-furnished:	Un-furnished
Management:	Fully managed
Pets:	No
Heating:	Gas central heating
Windows:	UPVC double glazing
Infant/Junior School:	North Baddesley Infant/Junior School
Secondary School:	The Mountbatten School A Language and Sports College
Council Tax:	Band B - £1290.96 19/20
Local Council:	Test Valley Borough Council 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	82	77	80
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	
<small>Very energy efficient - lower running costs</small> <small>(92-100)</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100)</small>	
<small>(81-91)</small>		<small>(81-91)</small>	
<small>(69-80)</small>		<small>(69-80)</small>	
<small>(55-68)</small>		<small>(55-68)</small>	
<small>(39-54)</small>		<small>(39-54)</small>	
<small>(21-38)</small>		<small>(21-38)</small>	
<small>(1-20)</small>		<small>(1-20)</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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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.

