



Offers in Excess of: £325,000 Freehold

56 Launcelyn Close, North Baddesley, Southampton, Hampshire, SO52 9NP

MICHAEL RHODES

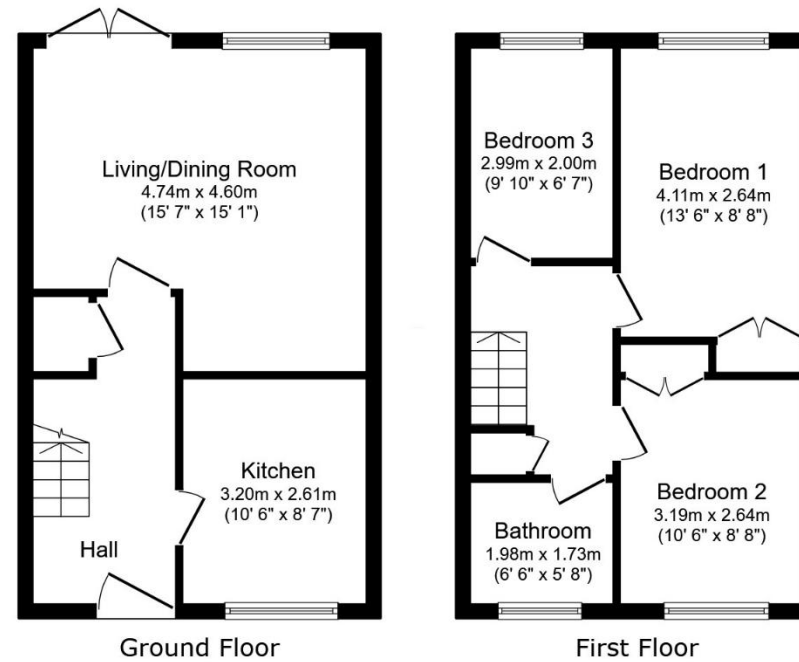
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Launcelyn Close is a quiet residential cul-de-sac in the popular village of North Baddesley, offering a convenient location close to a range of local amenities, including shops, a doctors' surgery, cafés and public houses. The property is within catchment for North Baddesley Infant and Junior Schools, as well as the well-regarded Mountbatten School in Romsey. Romsey town centre is just a short drive away, while the M27 and M3 are easily accessible, making it a great location for commuters.

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and a useful understairs storage cupboard. To the front of the property is a modern kitchen fitted with a range of wall and base units, complemented by undercounter lighting. To the rear, a spacious living/dining room enjoys French doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted storage, together with a modern three-piece family bathroom.

Outside, the property enjoys a low-maintenance rear garden with a attractive paved patio, ideal for outdoor seating and entertaining. Steps lead to a lawned area with mature shrubs, established planting and a decorative shingle pathway. The garden is enclosed by brick walling and fencing, providing a good degree of privacy, and benefits from a gate offering rear access. The garage can be accessed via the up-and-over door or a personal door from the garden. To the front is a useful external storage cupboard, while an allocated parking space is located to the rear.





Total floor area: 74.9 sq.m. (806 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Additional Information:

Sellers Position: No Forward Chain

Heating: Gas Central Heating

Drainage: Mains

Primary School: North Baddesley Infant & Junior School

Secondary School: Mountbatten

Date

Council Tax Band: C

Local Authority: Test Valley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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