



Fulford Road, North Baddesley, SO52 9PR

Jonathan Rees





A modern well maintained four bedroom home benefitting from a master bedroom with en-suite, kitchen/dining room, garage and parking.

£325,000

No Chain  
Four Bedrooms  
Gas Central Heating  
Double Glazed  
Master Bedroom with En-Suite  
Garage and Parking  
Modern Fittings  
Built 2004

## PORCH

Outside light. Solid door with centre glazed panel.

## ENTRANCE HALL

Stairs to the first floor, doors to the sitting room, kitchen and cloakroom.

## CLOAKROOM

Low level W/C, wash hand basin.

## SITTING ROOM 17' 8" x 10' (5.38m x 3.05m)

Double aspect to the front and rear, French doors to the rear garden.

## KITCHEN 16' 8" x 8' 9" (5.08m x 2.67m)

A range of modern eye and base level units, one and a half bowl sink with mixer tap, hob with oven under, space for a range of appliances, open to the dining area.

## DINING AREA 16' 1" x 10' 1" (4.9m x 3.07m)

Double aspect to the rear with French doors leading onto the rear garden.

**FIRST FLOOR LANDING** Galleried style landing, airing cupboard, doors to all rooms.

## MASTER BEDROOM 10' 8" x 10' 1" (3.25m x 3.07m)

Built in wardrobe, window, door to en-suite.

## EN-SUITE

Double width shower unit, low level W/C, wash basin.

## BEDROOM TWO 11' 11" x 7' 11" (3.63m x 2.41m)

Built in wardrobe, window.

## BEDROOM THREE 10' 3" x 8' 6" (3.12m x 2.59m)

Window.

## BEDROOM FOUR 8' 10" x 6' 10" (2.69m x 2.08m)

Built in wardrobe, window.

## BATHROOM

Modern white suite comprising a low level W/C, panel enclosed bath with shower over, wash basin.

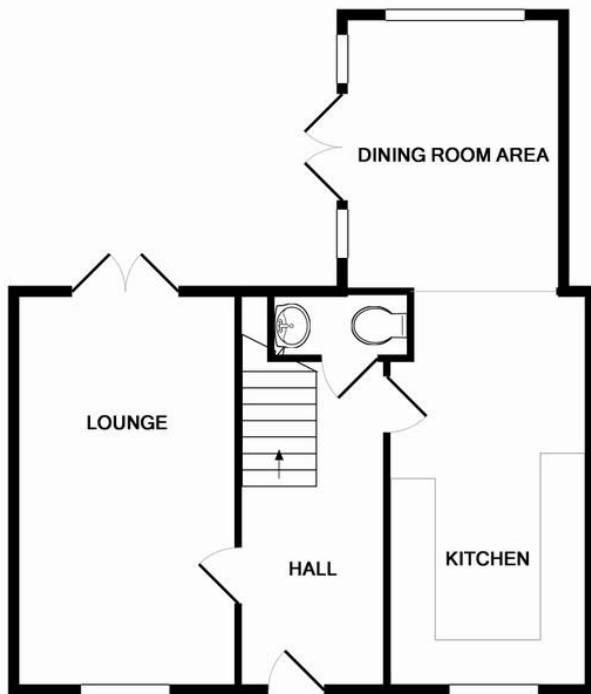
## GARDEN

To the rear the property benefits from a patio and lawned area with shrub borders. Enclosed via panelled fencing. Approx 40" x 30".

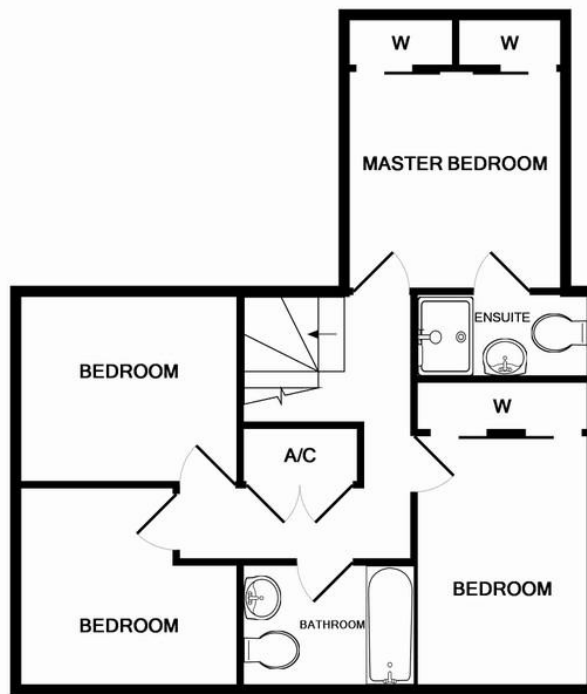
## GARAGE

Up and over door with parking to the front.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Key Information

## LOCAL SCHOOLS INFORMATION

Infant: North Baddesley Infant School  
 Junior: North Baddesley Junior School  
 Secondary: The Mountbatten School of Language & Sports College

## LOCAL AUTHORITY INFORMATION

Test Valley Borough Council  
 Tax Band 'E'

## EPC RATING

C/77

## IMPORTANT INFORMATION

The internal photographs to this property have been taken from our archive and should only be used for guidance purposes.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100	A		92-100	A
81-91	B		81-91	B
69-80	C		69-80	C
55-68	D		55-68	D
39-54	E		39-54	E
21-38	F		21-38	F
1-20	G		1-20	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC	77	76	<b>Scotland</b>

## IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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