



ASKING PRICE

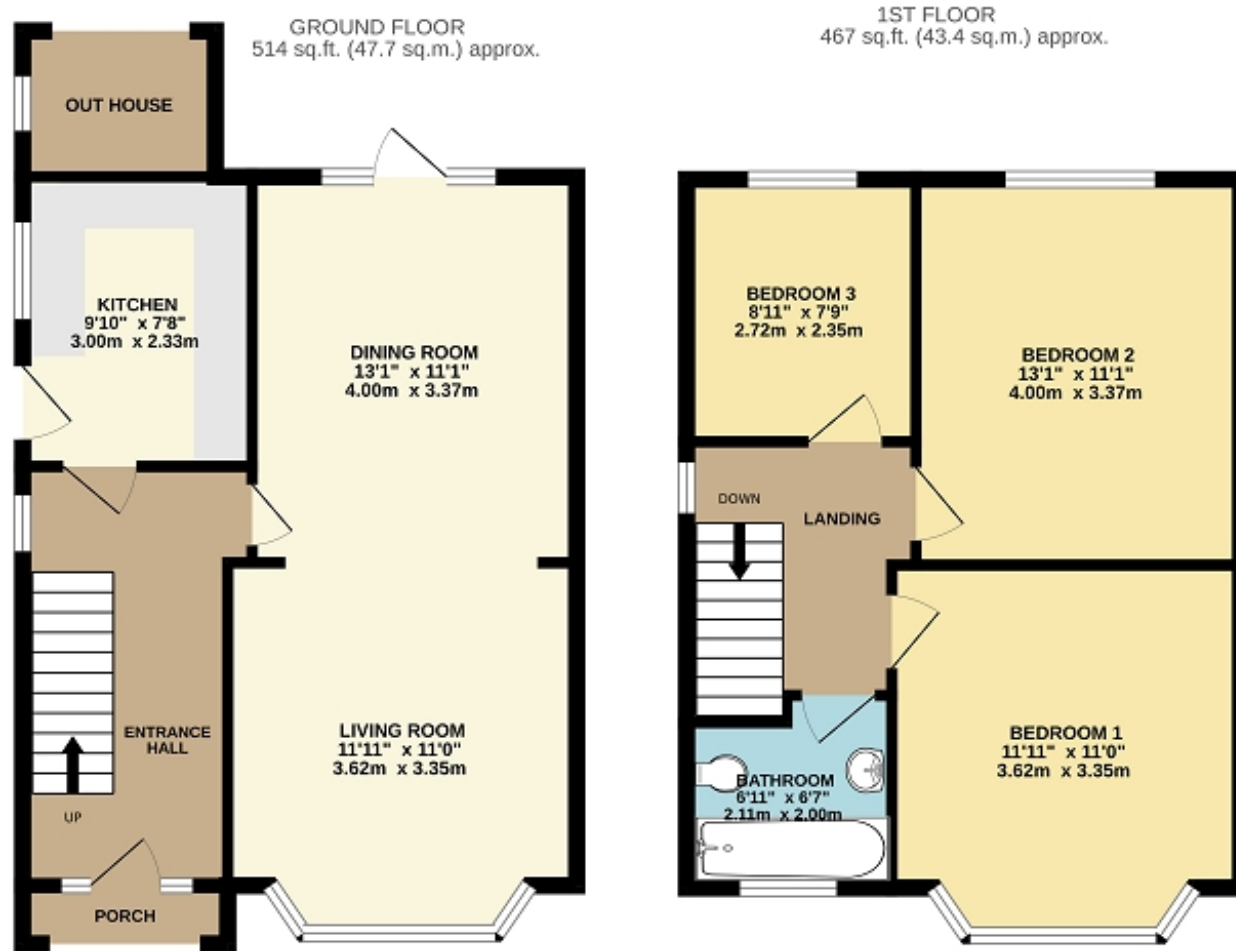
£400,000

Freehold

New Road, Netley Abbey, SO31 5DJ

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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New Road, Netley Abbey, SO31 5DJ

3 Beds - 1 Baths

Welcome to this three bedroom, detached family home. Ideally situated in Netley Abbey, just a short distance to local shops, schools, public transport and the Royal Victoria Country Park and Weston Shore. Offered with no forward chain.

FEATURES

- Three bedrooms on the first floor
- Open plan living / dining room with door leading out to back garden
- Generous, private back garden
- Driveway providing off road parking for two vehicles
- Gas central heating and double glazed throughout
- Located within close proximity to recreational spaces and local amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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This home is suited to those looking for a long term project as there is lots of scope to renovate, providing a great opportunity for the new owners to make their mark and create a truly remarkable home to serve the family for many years to come.

Upon entrance to the property you will find a front garden laid lawn, with a driveway providing off road parking for two vehicles.

Stepping in the front door you are welcomed in to the spacious entrance hall which has doorways leading to the kitchen as well as the open plan living / dining room. Upstairs you can benefit from three well proportioned bedrooms and a three piece family bathroom. This home features a wonderfully private, extensive back garden with heaps of potential. The property's close proximity to the village makes most things in Netley Abbey accessible within walking distance including an array of shops, eateries, pubs and the famous Royal Victoria Country Park set in approximately 200 acres of park and woodlands located on the waterfront. Netley Abbey benefits from its own railway station on the West Coastway Line. Southampton Airport and the motorway are close by enabling easy access to, Southampton, Winchester, Chichester, Guildford and London. We strongly advise a viewing to fully appreciate the potential of this ideally situated family home.



Outside

Front garden laid to lawn. Privacy hedge rows. Driveway laid to gravel with space for two cars. Side access to back garden.

Porch (2' 0" x 7' 1") or (0.60m x 2.15m)

Sheltered archway porch canopy. Tiled floor.

Entrance Hallway (14' 3" x 7' 1") or (4.34m x 2.15m)

UPVC front door with opaque glazing. Opaque glazing either side of front door. Double glazed window to side aspect. Carpet. Skirting boards. Radiator. Staircase with wooden hand rail rising to first floor. Doorways leading to living room and kitchen. Access to gas and electric meters.

Living Room (11' 0" x 11' 11") or (3.35m x 3.62m)

Wooden door with brass fittings. Double glazed bay window to front aspect. Carpet. Skirting boards. Radiator. Gas fireplace with tiled hearth and surround. Coving. Opening leads to dining room.

Dining Room (13' 1" x 11' 1") or (4.0m x 3.37m)

UPVC double glazed door leads out to back garden. Double glazed window either side of door. Carpet. Skirting boards. Coving.

Kitchen (9' 10" x 7' 8") or (3.0m x 2.33m)

Double glazed window to side aspect. UPVC door with opaque glazing leads to side access. Wall and base units. Stainless steel sink and drainer with chrome taps. Space and plumbing for appliances. Space for freestanding cooker. Serving hatches to hallway and living room



Landing (9' 7" x 7' 10") or (2.91m x 2.38m)

Double glazed window to side aspect. Carpet. Skirting boards. Access to boarded loft with power and pull down ladder. Doorways leading to all rooms on first floor.

Bedroom 1 (11' 0" x 11' 11") or (3.35m x 3.62m)

Wooden door with brass fittings. Double glazed bay window to front. Radiator. Carpet. Skirting boards.

Bedroom 2 (13' 1" x 11' 1") or (4.0m x 3.37m)

Wooden door brass fittings. Double glazed window to back garden. Radiator. Carpet. Skirting boards.

Bedroom 3 (8' 11" x 7' 9") or (2.72m x 2.35m)

Wooden door with brass fittings. Double glazed window to back garden. Radiator. Exposed, painted floorboards. Skirting boards.

Bathroom (6' 7" x 6' 11") or (2.0m x 2.11m)

Wooden door with brass fittings. Double glazed opaque window to front aspect. Carpet. Skirting boards. Low level toilet with cistern. White panel bath with chrome taps. White pedestal hand wash basin with chrome taps. Tiled surrounds.

Outouse (4' 11" x 6' 7") or (1.50m x 2.0m)

Storage space. Plumbing for outdoor toilet.

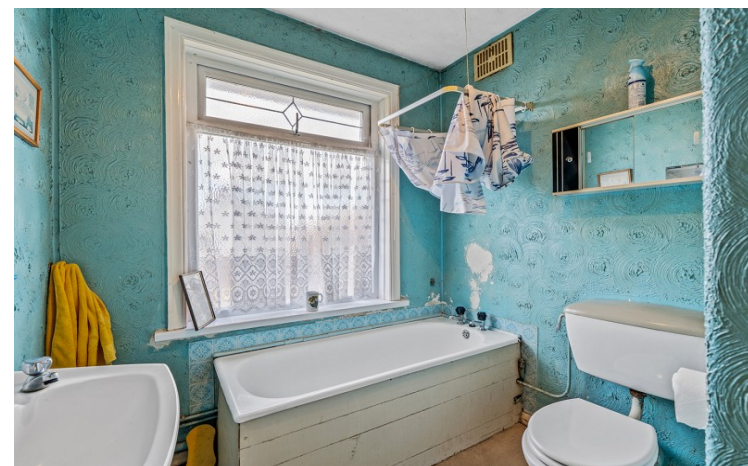
Garden

Extensive plot currently laid to concrete and an area ideal for being laid to lawn. Vehicle inspection pit where the garage used to stand. Concrete pathway leads to back of the garden. Fenced on either side and trees to rear of the garden add privacy. Outdoor tap.



Other

Eastleigh Borough Council Tax Band D £2102.49 2024/25 charges. No forward chain



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