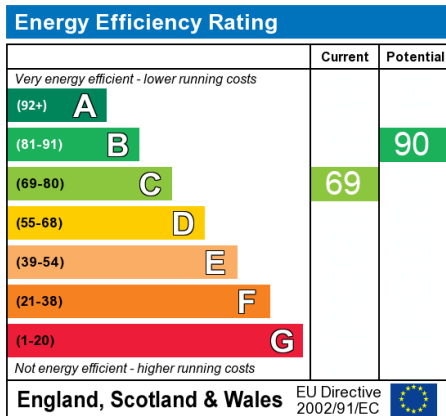


TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
We build every attempt has been made to ensure the accuracy of the floorplan presented here. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
Made with Metriplan 02024



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.



ASKING PRICE
£290,000
Freehold
Calbourne, Netley Abbey, SO31 5GS
Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Calbourne, Netley Abbey, SO31 5GS
2 Beds - 1 Baths

Welcome to this charming, two-bedroom, end of terrace home with off road parking. Located in the desirable area of Netley Abbey, close to local amenities. An ideal first time buy or investment.

FEATURES

- Two double bedrooms, one with built in wardrobes
- Conservatory with outlook over enclosed rear garden
- Off road parking for three cars
- Gas central heating and double glazed throughout
- Close to local amenities of Netley Abbey
- Ideal first time buy / investment



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Situated in the desirable area of Netley Abbey, this home is close to a variety of local amenities including shops and schools. It benefits from excellent nearby transport links, making commuting into Southampton easy and convenient. There are plenty of recreational spaces within close proximity, including Royal Victoria Country Park, as well as coastal walks along Southampton Water. On approach you are welcomed by a part block paved driveway with off road parking for three cars. Step inside the entrance hallway with doorways leading you through to the kitchen and living accommodation where you can appreciate how this charming home has been modernised throughout. Enjoy cooking in the fitted kitchen which is equipped with ample worksurfaces and offers space for all appliances. The living room is a bright and spacious room which leads through to the conservatory, a versatile space overlooking the enclosed rear garden. Skylights in here ensure this room is flooded with natural light. The home features a family bathroom and two double bedrooms on the first floor, one of which with fitted wardrobes. Outside, the enclosed garden is mainly laid to lawn with a patio area, the ideal space for outdoor entertainment. Enquire now to book a viewing, we dont anticipate this property being on the market for very long.



Frontage

Off road parking with space for three cars. Partially block paved with small boarder with shrubs. Side gate leading to rear garden. Small utility cupboard which houses gas and electric meter. RCD breakers. Path leading to front door.

Entrance Hall (10' 1" x 6' 6") or (3.07m x 1.98m)

Composite front door. Coving to ceiling. Radiator. Moulded skirting boards. Laminate flooring. Stairs rising to first floor. Access to kitchen and living room.

Kitchen (10' 1" x 5' 10") or (3.07m x 1.78m)

UPVC double glazed window to front aspect with fitted blinds. Block wood effect kitchen work surface. Matching wall and base units. Plastic inset sink with mixer spray tap. Space for fridge freezer, washing machine and dishwasher. Free standing gas oven and hob is included in the sale.

Living Room (15' 11" x 11' 11") or (4.85m x 3.62m)

Feature coving around ceiling. Radiator. Moulded skirting boards. Carpet. Large storage cupboard which continues under staircase. Opening in to conservatory.

Conservatory (8' 0" x 11' 2") or (2.43m x 3.40m)

UPVC double glazed windows and French doors to rear and side aspect with small glass panels in the apex. inset LED spotlights. Two Velux style skylights. Moulded skirting boards. Vinyl flooring. Upright style radiator.



Other

Eastleigh Borough Council Tax Band B £1704.14 2024/25 charges. Vendors position - Need to find.

Landing (8' 1" x 6' 4") or (2.46m x 1.92m)

Carpet. Moulded skirting boards. Loft hatch with ladder. Boiler is located in the loft. Doors leading to all rooms on the first floor.

Bedroom One (9' 3" x 11' 11") or (2.81m x 3.62m)

UPVC double glazed window to rear aspect. Coving to ceiling. Radiator. Moulded skirting boards space for wardrobes.

Bedroom Two (8' 9" x 11' 11") or (2.66m x 3.62m)

UPVC double glazed window to front aspect. Radiator. Moulded skirting boards. Carpet. Fitted wardrobes, one half acting as airing cupboard.

Bathroom (5' 7" x 6' 1") or (1.70m x 1.85m)

Recently refurbished new UPVC double glazed window. Inset LED lights. Fully tiled walls. Extractor fan. Electric shower above p-shaped bath with chrome mixer tap. Built in hand basin with chrome mixer tap and cupboards beneath. Low level WC with cistern built into unit. Heated ladder style towel rail. Laminate flooring.

Garden

Boarder fencing. Large storage shed across the back of the garden. Mainly laid to lawn. Raised border flower beds with shrubs. Large patio area leading up to side access gates.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.