

# HUNTERS<sup>®</sup>

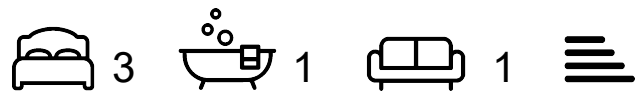
HERE TO GET *you* THERE



## Old School Close

Netley Abbey, Southampton, SO31 5QJ

Asking Price £300,000



Council Tax: C





# 12 Old School Close

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## Front Approach

Driveway to side providing parking for two vehicles,, gravelled to front with paved path to front door.

## Entrance Hall

Radiator, fitted carpet, stairs to first floor landing, door to:

## Living Room

14'10" x 11'6" max (4.52m x 3.51m max)  
Double glazed window to front aspect, under stairs storage cupboard, radiator, fitted carpet, TV point, open plan to:

## Dining Area

9'4" x 8' (2.84m x 2.44m)  
Double glazed window to rear aspect, radiator, fitted carpet, double glazed door to garden, door to:

## Kitchen

9'4" x 6'3" (2.84m x 1.91m)  
Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring gas hob with pull out extractor hood over, double glazed window to rear aspect, vinyl flooring, wall mounted gas boiler.

## First Floor Landing

Double glazed window to side aspect, fitted carpet, access to loft hatch, door to airing cupboard housing hot water tank and shelving, door to:

## Main Bedroom

12'1" x 9'4" max (3.68m x 2.84m max)  
Double glazed window to rear aspect, radiator, fitted carpet, built in cupboard with hanging space.

## Bedroom 2

9'9" x 8'8" (2.97m x 2.64m)  
Double glazed window to front aspect, radiator, fitted carpet, built in Storage cupboard, with hanging space

## Bedroom 3

8'5" x 6'8" (2.57m x 2.03m)  
Double glazed window to front aspect, radiator, fitted carpet, Storage cupboard.

## Shower Room

Fitted with a modern three piece suite comprising double shower enclosure with electric shower over and glass screen, panel wall, wall mounted wash hand basin with cupboards under, raised level WC and heated towel rail, extractor fan, wall mounted mirrored cabinet, opaque double glazed window to rear aspect, vinyl flooring.

## Rear Garden

Low maintenance garden backing on to woodland, enclosed by wooden panelled fence to sides and trellis fence to rear, mainly laid to gravel with shrub borders, paved patio seating area, gated side access.



Road Map



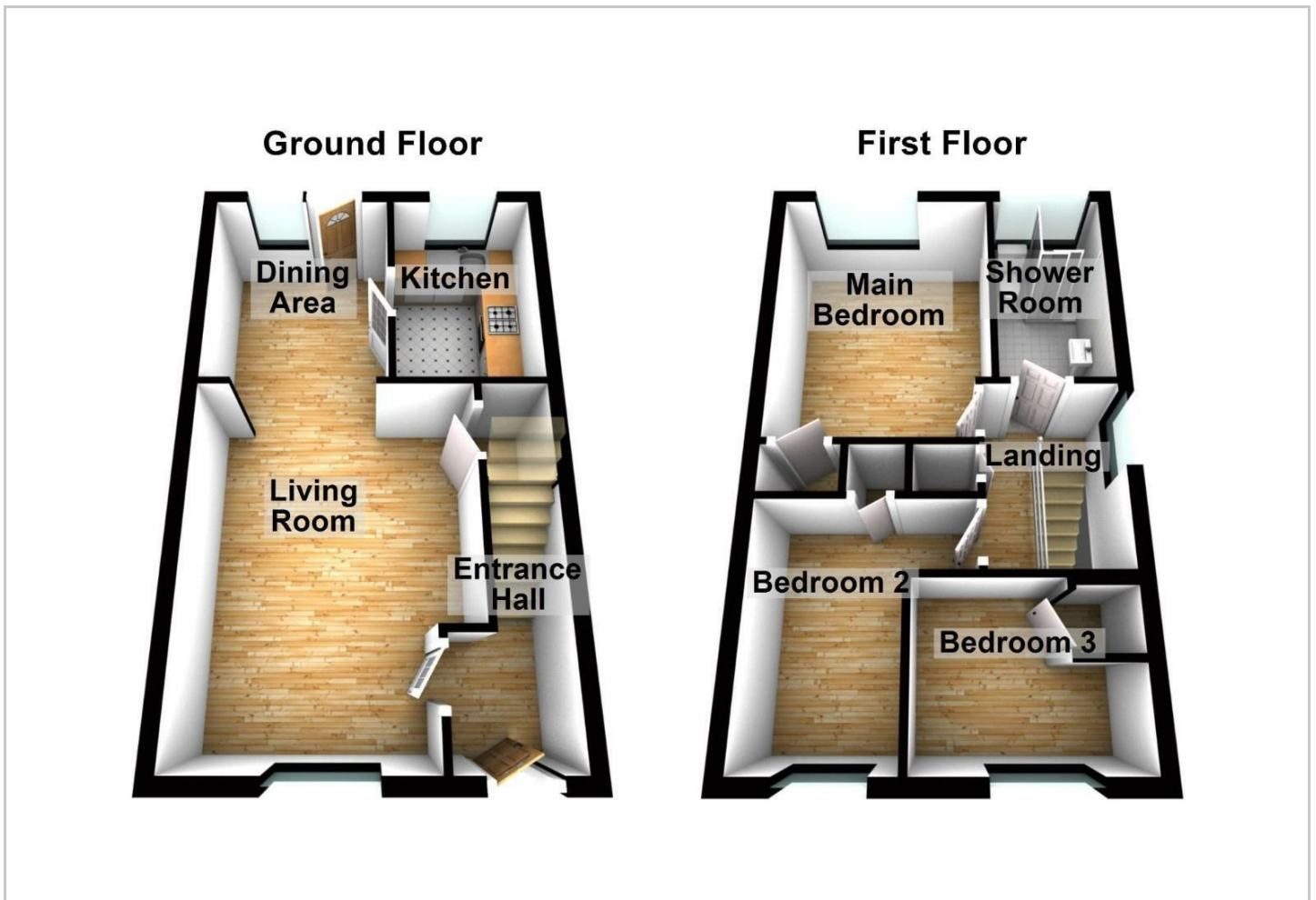
Hybrid Map



Terrain Map



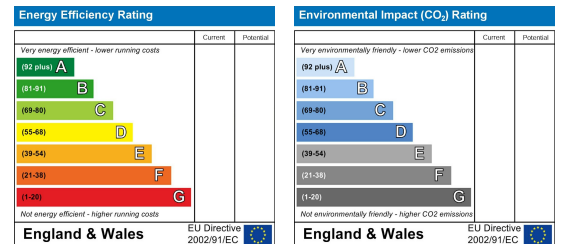
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.