

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woolston Road

Netley Abbey, SO31 5FQ

Offers In Excess Of £375,000



Council Tax: D



# 2 Woolston Road

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## Front Approach

Block paved driveway providing off road parking, side gated access, brick wall to front mainly laid to lawn.

## Entrance Hall

Double glazed window to side aspect, fitted carpet, stairs to 1st floor, door to:

## Living Room

14'6" x 12'7" (4.42m x 3.84m)

Double glazed bay window to front aspect, chimney breast with feature fireplace, double radiator, fitted carpet, TV point, coving to smooth ceiling.

## Dining Room

14'6" x 12' (4.42m x 3.66m)

Double bay window to side aspect, double radiator, fitted carpet, door to under stairs Storage cupboard, door to:

## Kitchen

14'6" x 9' (4.42m x 2.74m)

Fitted with a matching range of base and eye level units with drawers, 1+1/2 bowl stainless steel sink unit with stainless steel mixer tap, integrated dishwasher, space for fridge/freezer, range cooker, double glazed window to rear aspect, double radiator, laminate tiled effect flooring, coving to smooth ceiling, double glazed double doors to garden, door to:

## Utility Room

9'6" max x 7'9" (2.90m max x 2.36m)

Fitted with a matching range of base and eye level units, stainless steel sink with stainless steel swan neck mixer tap, fridge/freezer, plumbing for washing

machine, space for tumble dryer, double glazed window to side aspect, double radiator, laminate tiled effect flooring, wall mounted gas combination boiler, double glazed double doors to garden, door to:

## Downstairs WC

Fitted low level Wc.

## Landing

Double radiator, fitted carpet, access to loft hatch, open plan to Inner Hallway, door to:

## Master Bedroom

14'6" x 12'7" (4.42m x 3.84m)

Double glazed bay window to front aspect, chimney breast, fitted carpet, coving to smooth ceiling, door to:

## En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under, low-level WC and heated towel rail, extractor fan, small opaque double glazed window to side aspect, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

## Bedroom 2

11'9" x 11' (3.58m x 3.35m)

Double glazed bay window to side aspect, double radiator, fitted carpet, coving to ceiling.

## Inner Hallway

Fitted carpet, Doors to:

## Bathroom

Fitted with three piece suite comprising panelled bath with shower over and folding glass screen,

inset wash hand basin with cupboards under, low-level WC, heated towel rail, extractor fan, small uPVC opaque double glazed window to rear aspect, tiled flooring with recessed ceiling spotlights.

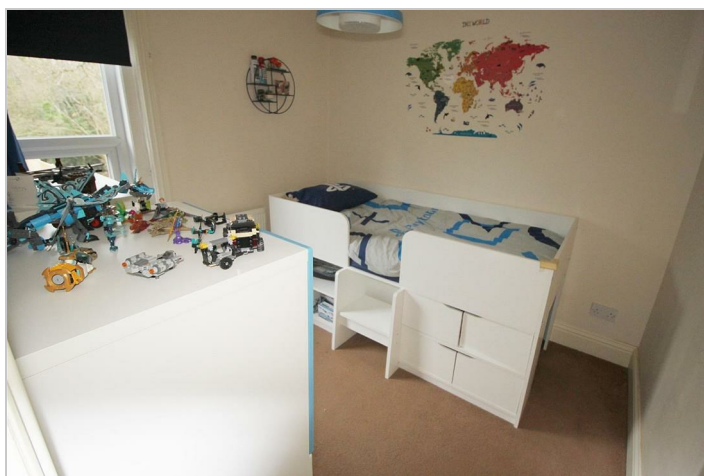
### Bedroom 3

9' x 8'8" (2.74m x 2.64m)

Double glazed window to rear aspect, double radiator, fitted carpet, coving to ceiling.

### Rear Garden

Good size enclosed garden backing on to woodland, enclosed by wooden panelled fence to rear and sides, paved patio seating area, mainly laid to lawn, wooden side gated access, garden shed.



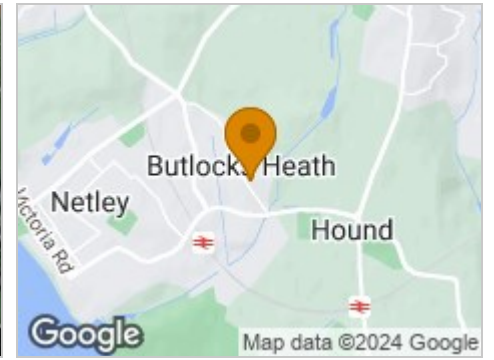
Road Map



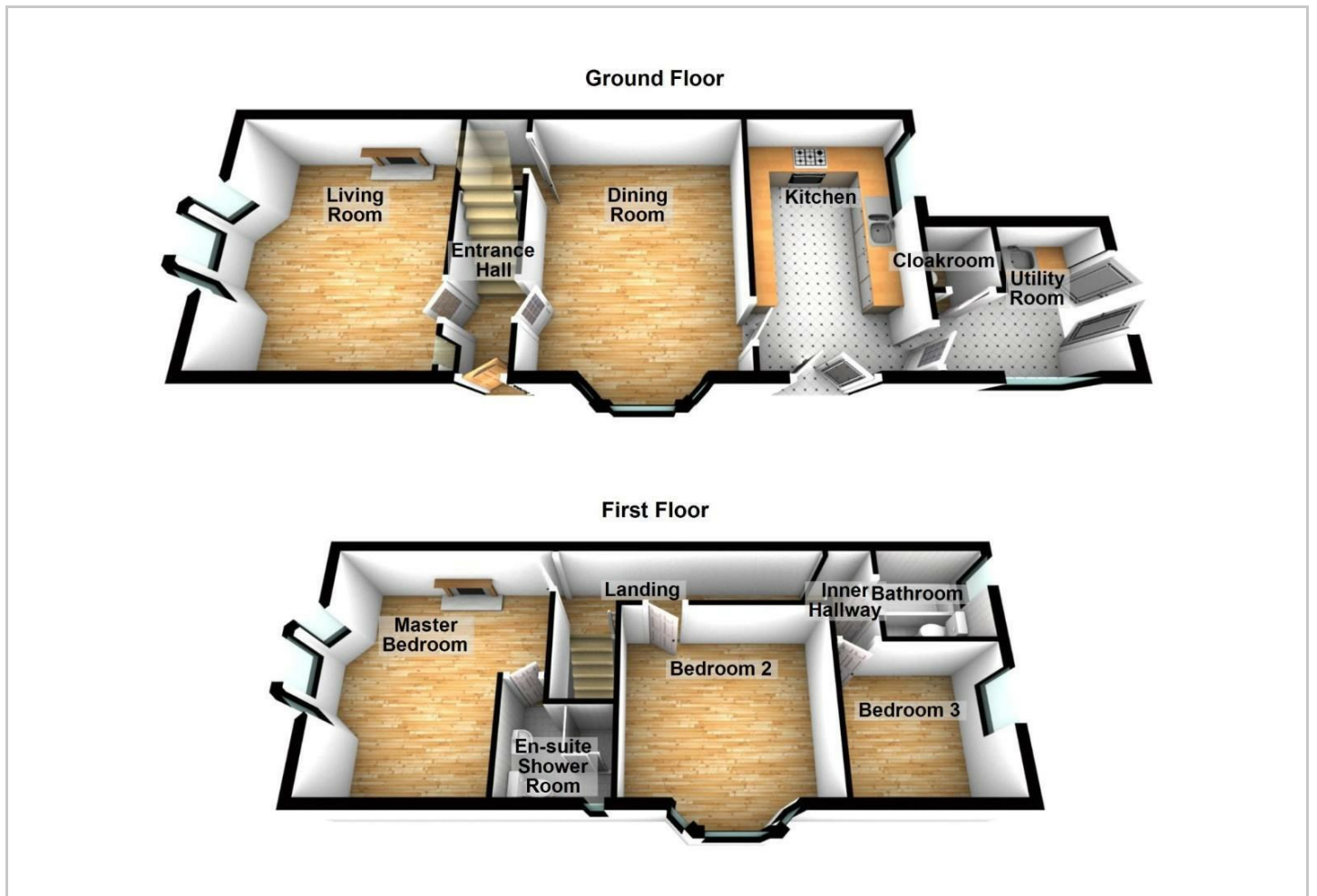
Hybrid Map



Terrain Map



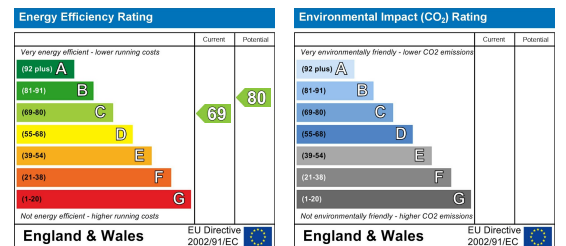
Floor Plan



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.