

HUNTERS[®]

HERE TO GET *you* THERE



Chillerton

Netley Abbey, Southampton, SO31 5GU

Asking Price £375,000



Council Tax: C



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Front Approach

Double width block paved driveway providing off road parking for several vehicles.

Porch

UPVC opaque double glazed window to side aspect, fitted carpet, folding door to:

Bedroom 4

10'10" x 7'5" (3.30m x 2.26m)

UPVC double glazed bow window to front aspect, radiator, fitted carpet, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with shower over and glass screen, wall mounted wash hand basin with mirror, low-level WC and heated towel rail, extractor fan tiled surround, vinyl flooring with recessed ceiling spotlights.

Living Room

12'8" x 6'7" (3.86m x 2.01m)

UPVC double glazed window to front aspect, fitted carpet, TV point, coving to textured ceiling, stairs to 1st floor landing, open plan archway to:

Dining Room

8'5" x 8'5" (2.57m x 2.57m)

Fitted carpet, uPVC double glazed sliding doors to office, door to:

Kitchen/Breakfast Room

18'7" x 10'2" (5.66m x 3.10m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel

sink unit with single drainer with stainless steel swan neck mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, tumble dryer, range cooker with extractor hood over, uPVC double glazed window to rear aspect, double radiator, tiled flooring, coving to textured ceiling, open plan archway to:

Office

9'10" x 8'5" (3.00m x 2.57m)

Double radiator, fitted carpet, uPVC double glazed double doors to garden

First Floor Landing

Fitted carpet, access to loft hatch part boarded with pull down ladder and light point connected, airing cupboard housing hot water tank and boiler, door to:

Master Bedroom

12'8" x 9'7" (3.86m x 2.92m)

UPVC glazed window to front and side aspect, double radiator, fitted carpet, telephone point.

Bedroom 2

9'9" x 9'5" (2.97m x 2.87m)

UPVC double glazed window to front aspect, radiator, fitted carpet.

Bedroom 3

9'7" x 8'5" (2.92m x 2.57m)

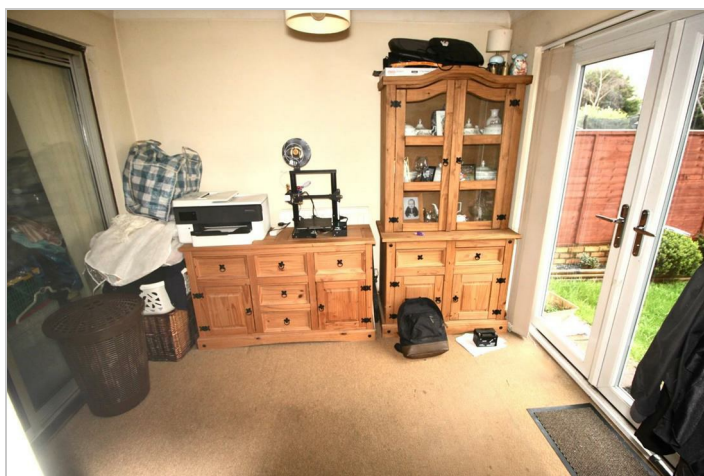
UPVC double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Fitted with three piece comprising panelled bath with shower over and folding screen, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect, vinyl flooring.

Rear Garden

Southerly aspect facing rear garden, enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with paved patio seating area, paved pathway leading to side pedestrian gate.



Road Map



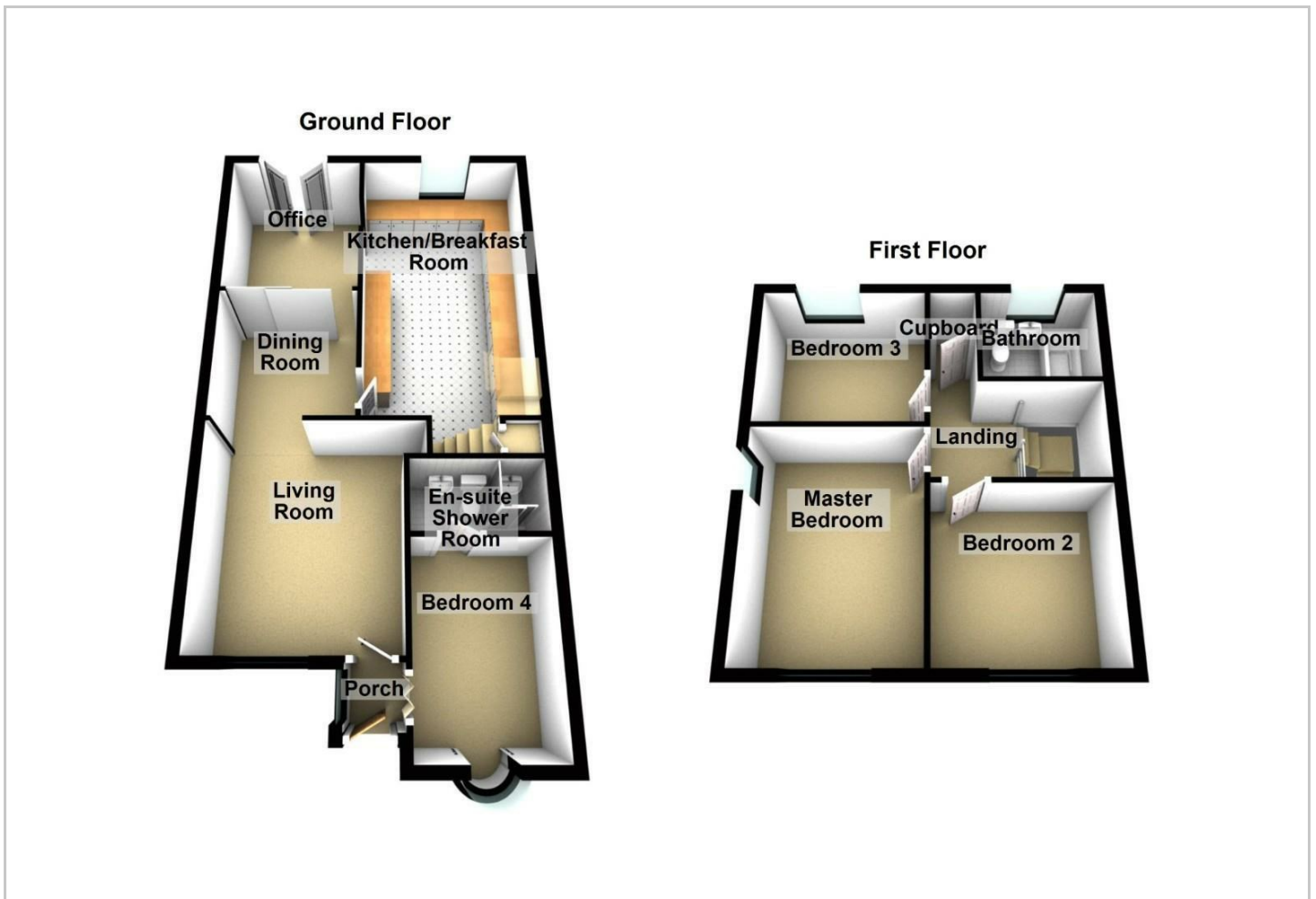
Hybrid Map



Terrain Map



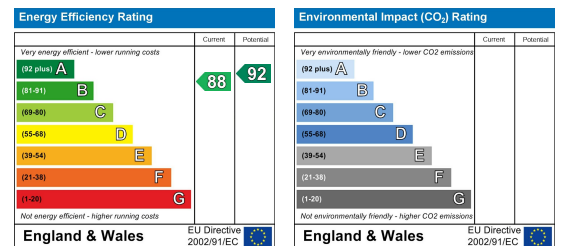
Floor Plan



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.