

HUNTERS®

HERE TO GET *you* THERE



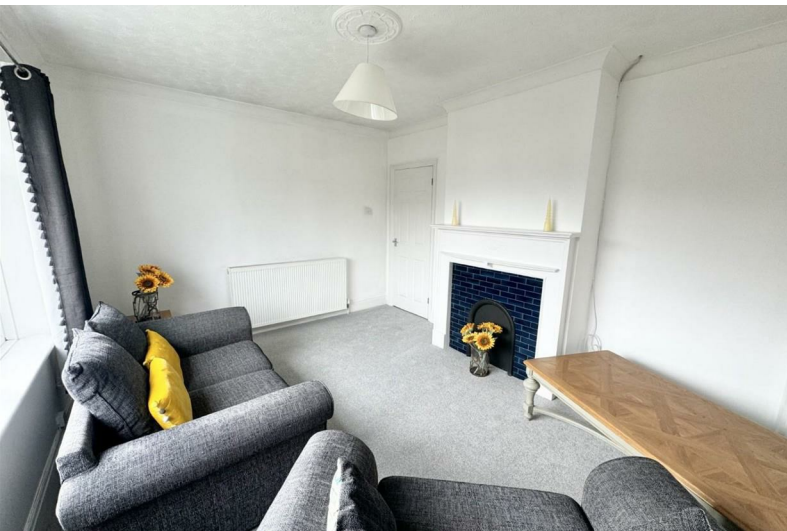
Station Road

Netley Abbey, SO31 5AH

Offers In Excess Of £160,000



Council Tax: B



105B Station Road

Netley Abbey, SO31 5AH

Offers In Excess Of £160,000



ENTRANCE

Wrought iron staircase up to the first floor. Double glazed door to:

KITCHEN

10'6" x 9'3" (3.20m x 2.82m)

Fitted with a matching range of base and eye level units and drawers with worktop space, sink unit with single drainer and swan neck mixer tap over, space & plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, coving to ceiling, wall mounted combination boiler, newly fitted vinyl flooring, door to:

HALLWAY

Double radiator, newly fitted carpet, double glazed window, doors to:

LIVING ROOM

13'9" x 11' (4.19m x 3.35m)

Double glazed window to front aspect, coving to ceiling, chimney breast with decorative tiled fire surround and mantel over, double radiator, newly fitted carpet.

BEDROOM

13'9" x 10'6" (4.19m x 3.20m)

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

BATHROOM

9'2" x 7" (2.79m x 2.13m)

Spacious bathroom fitted with FOUR piece white suite comprising panelled enclosed bath, pedestal wash hand basin, tiled shower enclosure with power shower over and glass screen, close coupled WC,

obscure double glazed window to side aspect, coving to ceiling, radiator, newly fitted vinyl flooring.

OUTSIDE

Secluded communal gardens to back and front of property and tandem parking for two vehicles to the rear.

PLEASE NOTE

EPC RATING C &

SHARE OF THE FREEHOLD

SERVICE CHARGE - £80 MONTHLY

GROUND RENT £50 PER ANNUM



Road Map



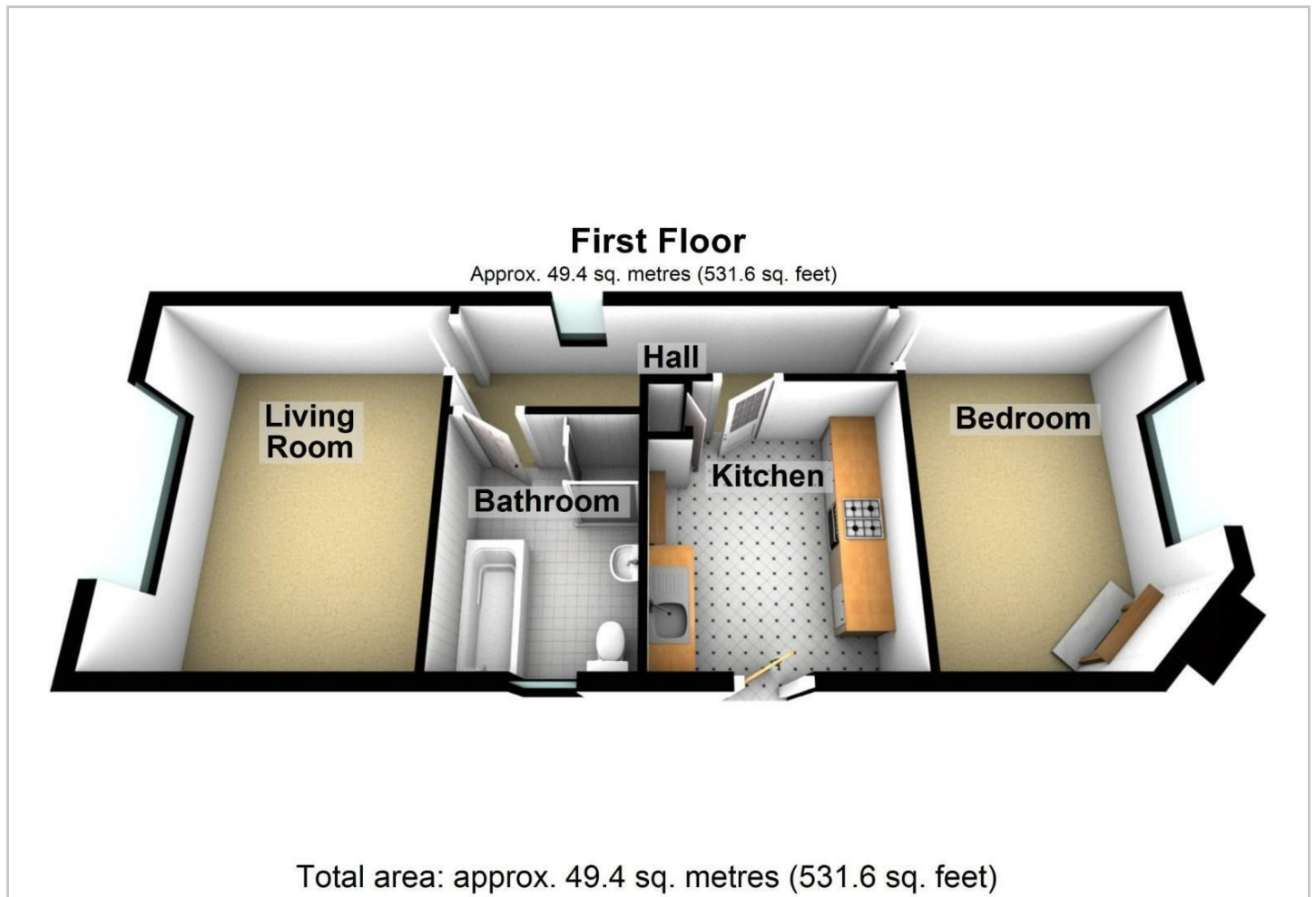
Hybrid Map



Terrain Map



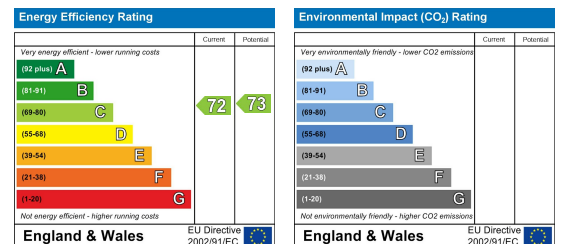
Floor Plan



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.