

HUNTERS®

HERE TO GET *you* THERE



Victoria Road

Netley Abbey, SO31 5DG

Offers In The Region Of £375,000



3



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2



Council Tax: D



18 Victoria Road

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Porch

Storm porch with double glazed front door to:

Entrance Hall

Wooden Flooring open plan to:

Dining Room

14'7" x 13'8" (4.45m x 4.17m)

Double glazed window to side aspect, radiator, wooden flooring, twist and turn stairs to first floor, under-stairs storage, open plan to:

Kitchen/Breakfast Room

19'2" x 7'5" (5.84m x 2.26m)

Fitted with a matching range of base and eye level units and drawers, with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer and swan neck mixer tap, integral dishwasher, built-in oven, four ring gas hob, space for fridge freezer, breakfast bar, double glazed window to side and rear aspect, radiator, terracotta tiled flooring, ceiling feature beams, built in storage cupboard, door to:

Utility Room

14' x 5'11" (4.27m x 1.80m)

Fitted eye level units and cupboards, china butler style sink with stainless steel mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, double glazed window to rear and side aspect,, radiator, terracotta tiled flooring, door to garden, door to:

Cloakroom

Opaque double glazed window to side aspect, fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap and low-level WC, terracotta tiled flooring

Living Room

11'7" x 10'7" (3.53m x 3.23m)

Double glazed sash window to front aspect, wood burning stove with tiled hearth, built in shelving and storage around chimney breast, fitted carpet.

First Floor Landing

Airing cupboard housing combination boiler, additional built in storage cupboard, fitted carpet, access to loft hatch via loft hatch, doors to:

Master Bedroom

11'7" x 10'7" (3.53m x 3.23m)

Double glazed sash window to front aspect, decorative wrought iron fireplace with mantel over, two built in wardrobes, radiator, fitted carpet.

Bedroom 2

15'2" x 6'9" (4.62m x 2.06m)

Double glazed window to rear aspect, built-in wardrobe, radiator, fitted carpet.

Bedroom 3

15'2" x 6'7" (4.62m x 2.01m)

Double glazed window to rear aspect, built-in wardrobe, radiator, fitted carpet.

Family Bathroom

Re fitted with three piece white suite comprising p-shaped bath with shower and glass screen over, wash hand basin with drawers under, low-level WC, opaque double glazed window to side aspect, towel radiator, tiling to principle areas, vinyl flooring.

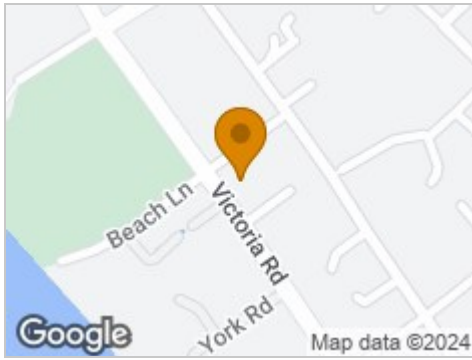
Rear Garden

Enclosed by wall and fence to rear and sides, gated side access, wooden pergola, large paved patio

seating area with flower borders, outbuilding currently used as an office.



Road Map



Hybrid Map



Terrain Map



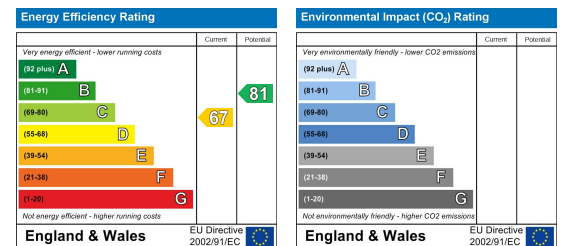
Floor Plan



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.