

HUNTERS®

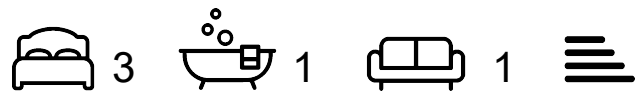
HERE TO GET *you* THERE



New Road

Netley Abbey, Southampton, SO31 5RR

Asking Price £290,000



Council Tax: B



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Entrance

Covered entrance with hardwood front door leading to:

Living Room

16'2" x 11'7" (4.93m x 3.53m)

Hardwood double glazed window to front, double radiator, laminate flooring, dado rail, stairs to first floor, under stairs storage cupboard, door to:

Kitchen

11'7" x 8'5" (3.53m x 2.57m)

Refitted with a matching range of base and eye level units with work tops over, stainless steel sink and mixer tap over, space and plumbing for slimline dishwasher, space for fridge/freezer and space and plumbing for washing machine, built-in electric oven with built-in four ring electric ceramic hob and extractor hood over, hardwood double glazed window to rear, tiled flooring, wall mounted concealed combination boiler, door to:

Rear Porch

Window to rear aspect, worktop with cupboards under, tiled floor, door to rear garden.

First Floor Landing

Laminate flooring, built in storage cupboard doors to Bedrooms and Bathroom. Access to loft via hatch with pothole window, pull down wooden ladder fully boarded with Velux windows, power and light point connected (potential loft conversion STP etc).

Master Bedroom

11'4" x 8'10" (3.45m x 2.69m)

Double radiator, laminate flooring, double glazed sliding door to southerly facing balcony affording

views across the roof tops towards Southampton Water.

Bedroom 2

11'7" max 7'10" (3.53m max 2.39m)

Hardwood double glazed window to front, radiator, fitted carpet, built in storage cupboard.

Bedroom 3

8'6" x 6'8" (2.59m x 2.03m)

Hardwood double glazed window to rear, radiator, fitted carpet.

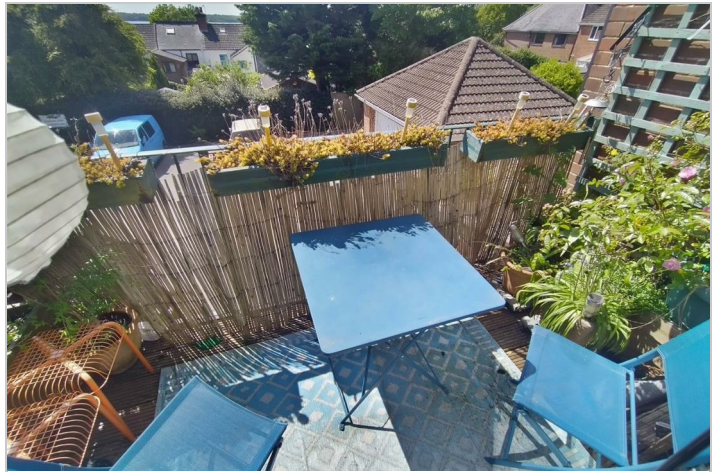
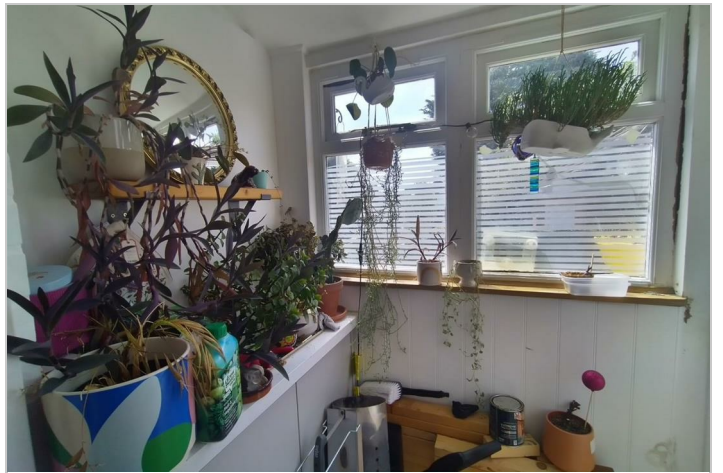
Bathroom

Fitted with a three piece white suite with panelled bath with separate shower over and additional hand shower attachment, wash hand basin with storage cupboards under, tiled splashbacks, shaver point, hardwood double glazed window to rear, radiator, tiled flooring.

Outside

To the rear of the property steps lead down to a very private enclosed garden, southerly facing and cleverly landscaped to provide seating area and raised planters. Gated side access.

To the front is a small garden with off road parking for one vehicle.



Road Map



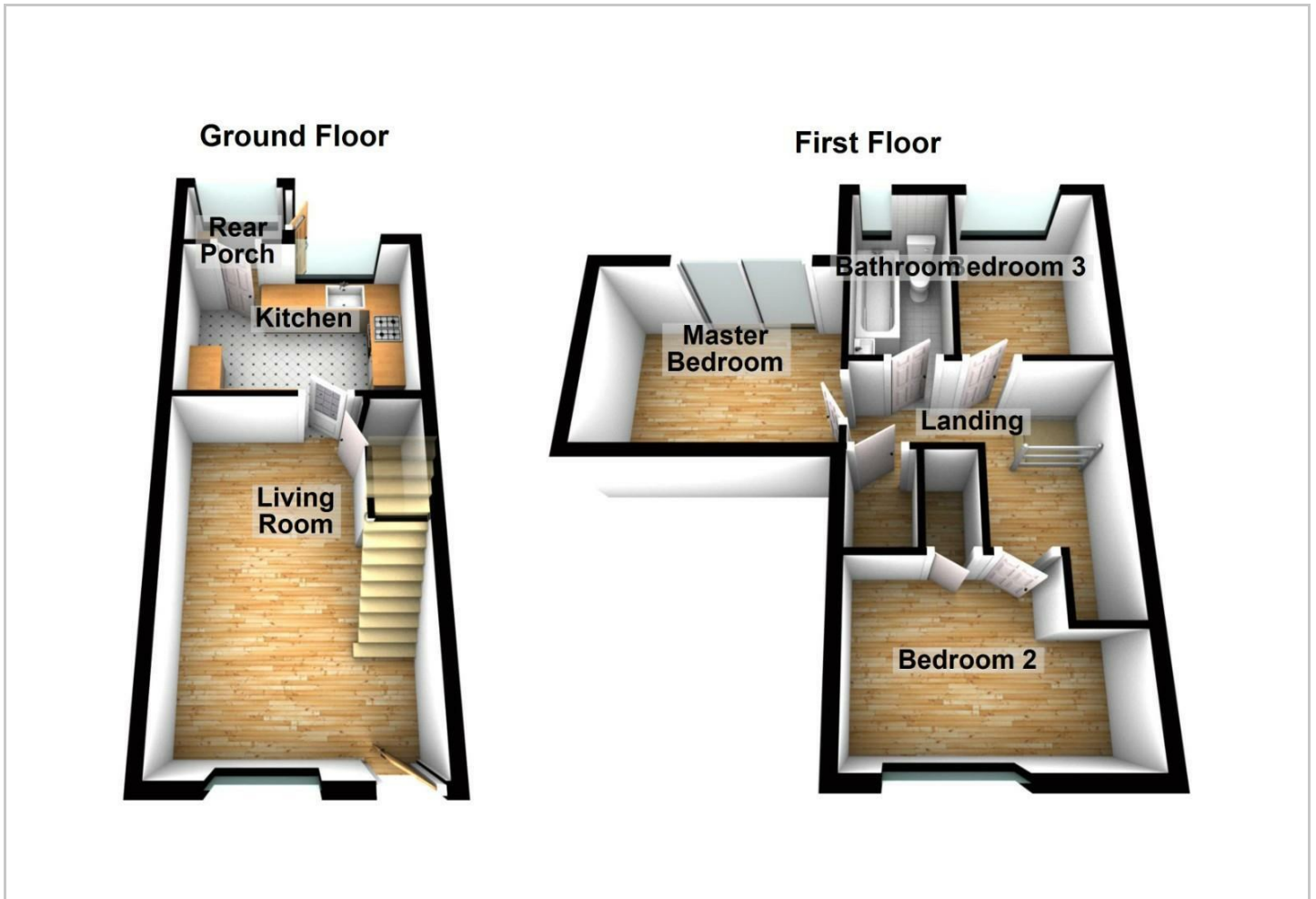
Hybrid Map



Terrain Map



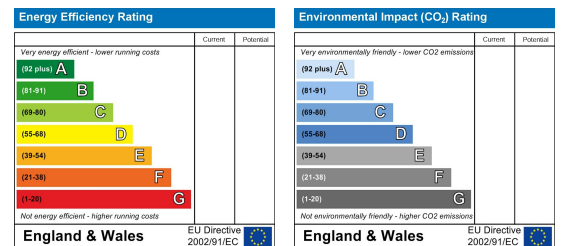
Floor Plan



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.