

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holmes Close

Netley Abbey, Southampton, SO31 5QN

Asking Price £325,000



Council Tax: C



# 12 Holmes Close

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Asking Price £325,000



## Front Approach

Driveway providing parking for a couple of vehicles, access to side.

## Porch

Laminate flooring, dado rail, Door to:

## Living Room

14'10" x 14'8" (4.52m x 4.47m)

Double glazed window to front aspect, gas fireplace, under stairs storage cupboard, radiator, fitted carpet, TV point, dado rail, stairs to 1st floor double doors to:

## Kitchen/Dining Room

14'10" x 9'6" (4.52m x 2.90m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine, space for under counter fridge and freezer, built-in oven, four ring gas hob with extractor hood over, double glazed window to rear aspect, radiator, laminate flooring, coving to textured ceiling, wall mounted gas boiler, double glazed double doors to garden.

## First Floor Landing

Double glazed window to side aspect, fitted carpet, coving to textured ceiling, access to loft, door to airing cupboard housing hot water tank and lining shelving doors to:

## Master Bedroom

12'1" x 7'11" (3.68m x 2.41m)

Double glazed window to front, built-in wardrobe(s) with hanging rails and shelving, radiator, laminate flooring.

## Bedroom 2

10'3" x 8'9" (3.12m x 2.67m)

Double glazed window to rear, radiator, fitted carpet.

## Bedroom 3

9'8" x 6'7" (2.95m x 2.01m)

Double glazed window to front, radiator, fitted carpet.

## Rear Garden

Enclosed by wooden panelled fence to rear and sides, paved patio area, mainly laid to lawn with flower and shrub borders, garden shed, garden tap, wooden side gated access, sunken fishpond.



## Road Map



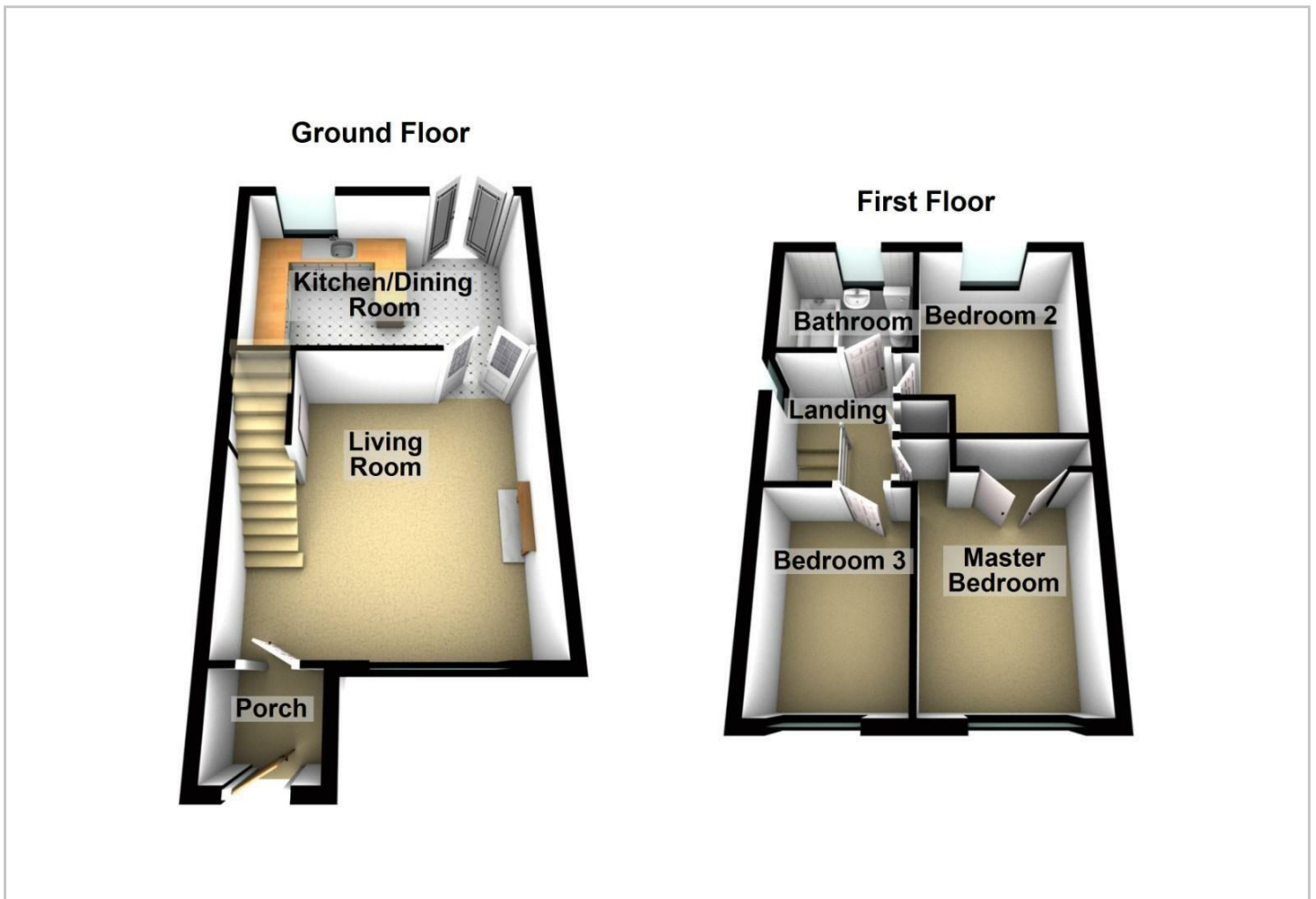
## Hybrid Map



## Terrain Map



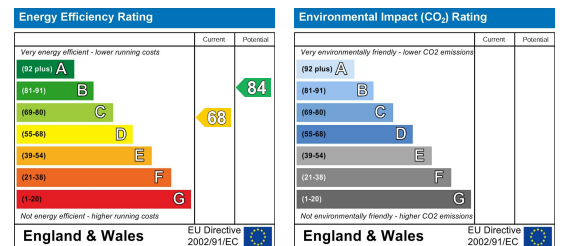
## Floor Plan



## 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.