

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



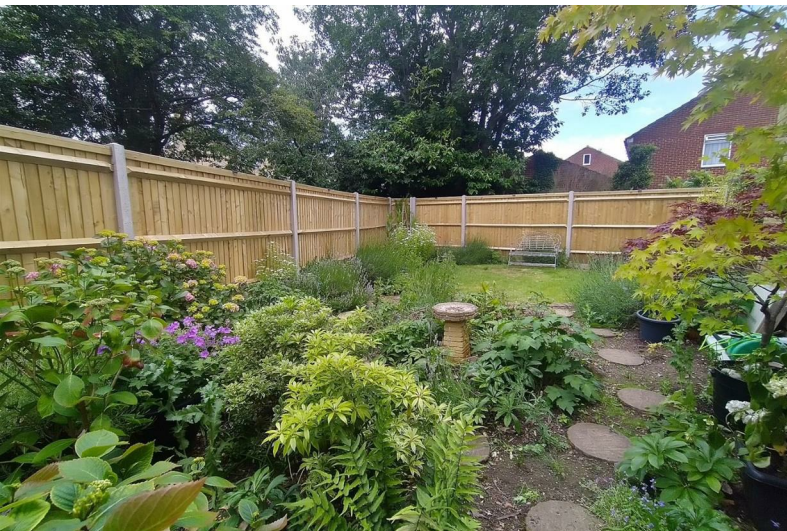
## Shalcombe

Netley Abbey, SO31 5GD

Asking Price £280,000



Council Tax: C





# 1 Shalcombe

Netley Abbey, SO31 5GD

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## Front Approach

Paved to front, wooden panelled fence to front and side, circular lawned area with flower borders, access to garden via side gate.

## Porch

Brick built with double glazed front door and windows, door to meter cupboard, door to:

## Entrance Hall

Fitted carpet. stairs to 1st floor, electric panel heater, telephone point, doors to:

## Kitchen

10'2" x 6' (3.10m x 1.83m)

Fitted with a matching range of base and eye level units and drawers with worktops over, stainless steel sink unit with swan neck mixer tap, plumbing and space for washing machine, built in oven, electric hob and extractor hood over, space for under counter fridge and freezer, warm air unit, UPVC double glazed window to front aspect, fitted carpet, window looking in to living room.

## Living Room

15'11" max x 12'5" (4.85m max x 3.78m)

Fitted carpet, TV point, storage cupboard, coving to smooth ceiling, UPVC double glazed window to side aspect, double glazed doors to:

## Conservatory

Brick and UPVC double glazed construction with polycarbonate roof, tiled flooring, door to side with cat flap and double doors to rear.

## Landing

Fitted carpet, access to loft via hatch, doors to:

## Master Bedroom

12'6" x 9'3" (3.81m x 2.82m)

UPVC double glazed window to front aspect, fitted carpet, wall mounted gas heater, coving to smooth ceiling.

## Bedroom 2

12'6" x 8'6" (3.81m x 2.59m)

UPVC double glazed window to rear aspect, fitted carpet, coving to smooth ceiling, wall mounted gas heater, door to airing cupboard housing hot water tank.

## Bathroom

Fitted with a three piece suite comprising, panelled bath with electric shower over and glass screen protector, pedestal wash hand basin, low level WC, tiled surround, UPVC opaque double glazed window to side aspect, tiled flooring.

## Rear Garden

Enclosed by wooden panelled fence to rear and sides, paved patio seating area, laid to lawn with flower and shrub beds, path leading to rear gated access, side gate and courtyard patio with wooden summer house.

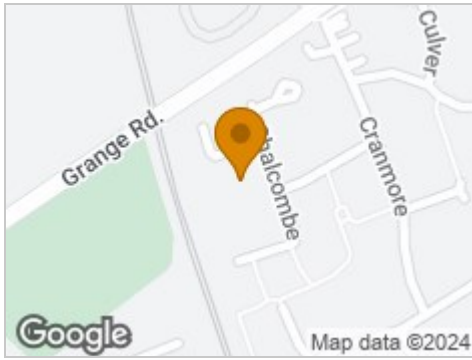
## Garage

Brick built garage in a block with parking.





## Road Map



## Hybrid Map



## Terrain Map



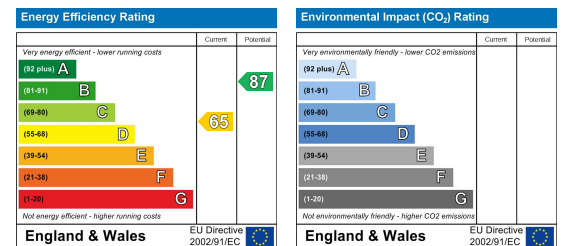
## Floor Plan



## 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.