

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Road

Netley Abbey, Southampton, SO31 5BX

Asking Price £250,000



Council Tax: C



# 11 Ross Mews Victoria Road

Netley Abbey, Southampton, SO31 5BX

Asking Price £250,000



## Entrance Hall

10'11" x 3'10" (3.33m x 1.17m)

Fitted carpet, wall mounted electric heater, storage cupboard, door to:

## Shower Room

Fitted three piece suite comprising double shower enclosure with shower over, pedestal wash hand basin, low level WC, Tiled surround, heated towel rail.

## Master Bedroom

15'11" x 8'7" (4.86m x 2.63m)

Double glazed window to rear aspect, wall mounted electric heater, fitted carpet, built in double wardrobes.

## Bedroom 2

14'7" x 7'2" (4.45m x 2.19m)

Double glazed window to rear aspect, wall mounted electric heater, fitted carpet.

## Living Room

18'1" x 11'8" (5.53m x 3.58m)

Double glazed window to front aspect with views of Southampton water, wall mounted electric heater, fitted carpet, TV point door to:

## Fitted Kitchen

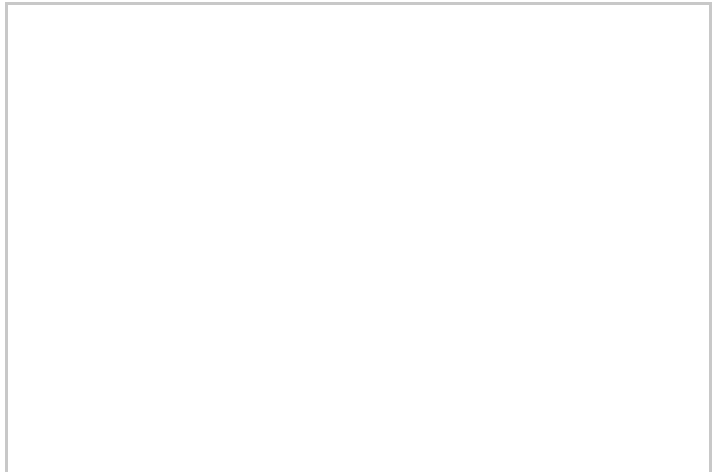
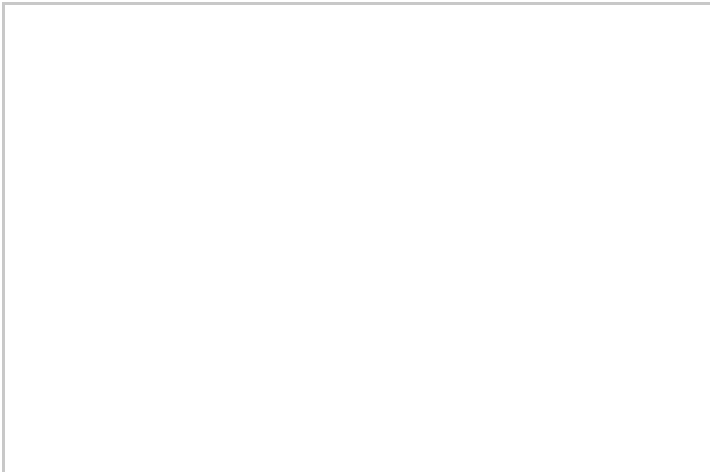
12'2" x 7'9" (3.72m x 2.38m)

Fitted with modern base and eye level units and drawers with workspace over, stainless steel sink unit and drainer with stainless steel swan neck mixer tap, Plumbing for washing machine, and slimline dishwasher, space for fridge freezer, built in electric oven with hob and extractor hood over, double glazed window to front aspect, laminate flooring.

## Outside

Parking for two vehicles, well maintained communal garden.





## Road Map



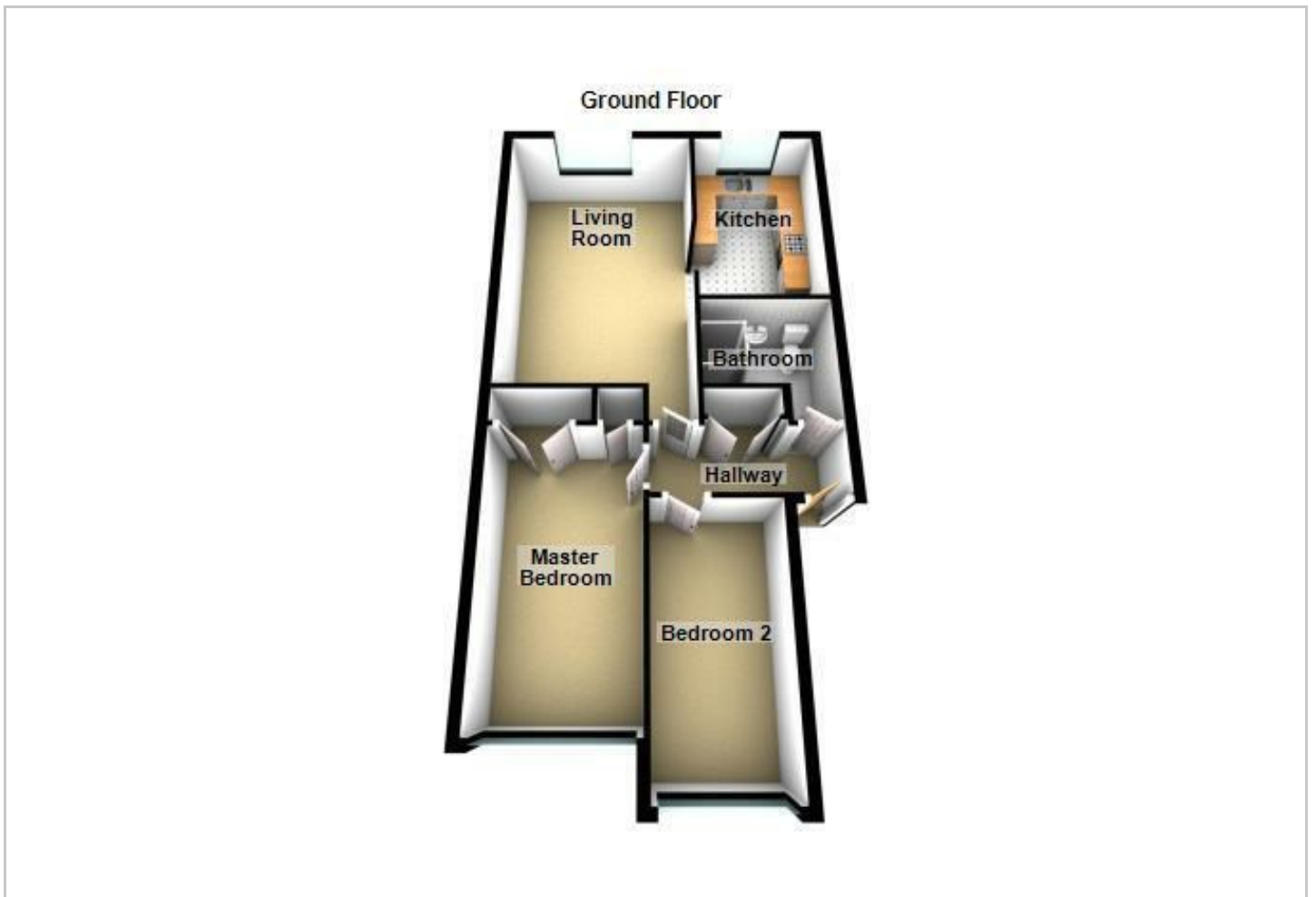
## Hybrid Map



## Terrain Map



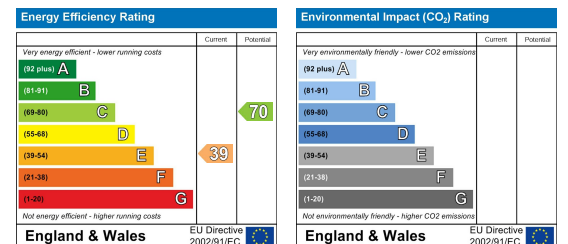
## Floor Plan



## 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.