

# HUNTERS®

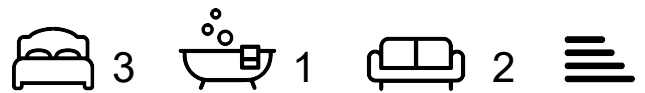
HERE TO GET *you* THERE



## Queens View

Netley Abbey, Southampton, SO31 5EB

Asking Price £360,000



Council Tax: C





# 39 Queens View

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Asking Price £360,000



## Front Approach

Dwarf brick wall, lawn with planted borders, gravelled parking area for at least two cars.

## Entrance Hall

Double glazed front door, double glazed window to rear aspect, stairs to first floor with under-stairs cupboard housing "Worcester" combination boiler, coving to ceiling, radiator, vinyl flooring. Door to:

## Living Room

13'7" x 11' (4.14m x 3.35m)

Double glazed window to front aspect, chimney breast, fitted carpet, TV point, coving ceiling, folding door to:

## Kitchen/Dining Room

18'4" x 11'10" (5.59m x 3.61m)

Double aspect room with double glazed windows to front and rear aspect, fitted with a matching range of base and eye level units providing cupboard and drawer storage with worktop space over, stainless steel sink unit with single drainer and mixer tap over, integral dishwasher, freestanding oven and hob, space for fridge, radiator, vinyl flooring, door to:

## Utility Room

13'11" x 6' (4.24m x 1.83m)

Double glazed window to side aspect, double glazed door to rear garden, fitted eye and base level units with worktops over inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space for freezer, radiator, vinyl flooring, door to:

## Cloakroom

Opaque single glazed window to rear aspect, fitted

with two piece suite comprising, wall mounted wash hand basin and low-level WC.

## First Floor Landing

Double glazed window to rear aspect, fitted carpet, coving to ceiling, access to loft via hatch, fitted carpet, doors to:

## Master Bedroom

14'4" x 11' (4.37m x 3.35m)

Double glazed window to front aspect, radiator, fitted carpet.

## Bedroom 2

11'3" x 11' (3.43m x 3.35m)

Double glazed window to front aspect, built in storage cupboard, radiator, fitted carpet.

## Bedroom 3

10'5" x 7' (3.18m x 2.13m)

Double glazed window to rear aspect, over stairs storage cupboard, radiator, fitted carpet.

## Bathroom

Fitted with three piece suite comprising panelled bath with rainfall shower over and glass screen, wash hand basin with storage under and low-level WC, heated towel rail, uPVC opaque double glazed window to rear aspect, tiling to principle areas, vinyl flooring

## Rear Garden

Over 100' rear garden, enclosed with panel fencing, mainly laid to lawn with mature trees and shrubs, garden shed, outside power, paved patio area, gated access to front.



## Road Map



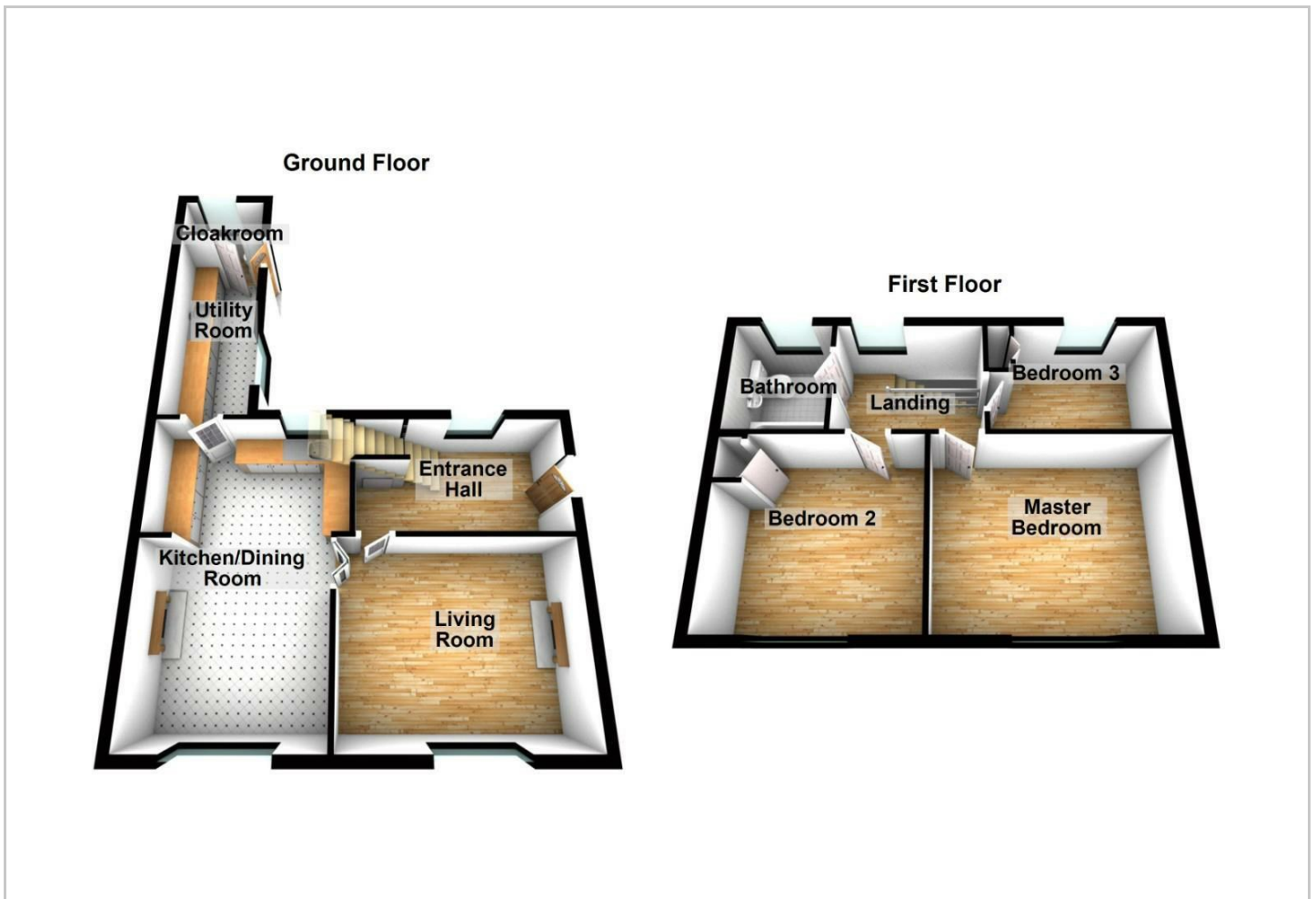
## Hybrid Map



## Terrain Map



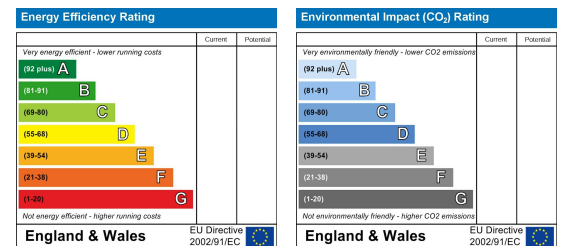
## Floor Plan



## 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.