

HUNTERS[®]

HERE TO GET *you* THERE



Victoria Road

Netley Abbey, SO31 5DE

Offers In The Region Of £550,000



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Council Tax: C



2 Cliff Cottage Victoria Road

Netley Abbey, SO31 5DE

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Front Approach

Gravel driveway providing off road parking for at least two vehicles. Entrance accessed via wrought iron gate and enclosed with railings.

Entrance Hallway

Double glazed window to side aspect, double radiator, stairs to first floor, door to under stairs storage cupboard, ceramic tiled flooring, doors to:

Living Room

15'3" x 10'9" (4.65m x 3.28m)

Double glazed window to front aspect, molded coving to ceiling, chimney breast with feature fireplace with cast- iron surround, double radiator, wooden flooring, TV point.

Cloakroom

Opaque double glazed window to side aspect, fitted with two piece suite comprising inset wash hand basin with cupboards under and low-level WC. Extractor fan, radiator.

Utility Room

9'11" max x 4'3" (3.02m max x 1.30m)

Fitted with a matching range of base units with worktop space over, stainless steel sink and single drainer unit with mixer tap over, space & plumbing for washing machine, space for tumble dryer, two double glazed windows to side aspect, double radiator, wooden flooring, double glazed door to side garden.

Snug / Study

10'8" x 8'9" (3.25m x 2.67m)

Double glazed window to rear aspect with view of Southampton water, chimney breast with feature

fireplace with cast- iron surround, double radiator, wooden flooring.

Kitchen / Breakfast Room

25'6" x 11'4" narrowing to 7'4" (7.77m x 3.45m narrowing to 2.24m)

Fitted with a matching range of base and eye level units providing cupboard and drawer storage with worktop space over, matching display unit with wine rack, 1 & 1/2 bowl ceramic sink with stainless steel swan neck mixer tap, integrated dishwasher, space for fridge/freezer, space for range style cooker with extractor hood over, double glazed window to side aspect, two radiators, recessed ceiling spotlights, ceramic tiled flooring, double glazed French double doors to garden, open plan to:

Orangery

Brick built with double glazed tri-fold doors to rear, double glazed windows to side, double glazed lantern style roof, stunning water views, two radiators, TV point, ceramic tiled flooring.

Landing

Coving to ceiling with access to loft hatch via loft hatch with pull down ladder. Built-in storage cupboard with hanging space. Radiator, fitted carpet, opening to Rear Landing, doors to:

Master Bedroom

14'8" x 10'9" (4.47m x 3.28m)

Double glazed window to front aspect, coving to ceiling, chimney breast with feature fireplace, double radiator, wooden floorboards.

Bedroom 3

10'11" x 8'9" (3.33m x 2.67m)

Double glazed window to rear aspect with water views, chimney breast with fireplace, double radiator, coving to ceiling, wooden floorboards.

Rear Landing

Built in storage cupboard housing combination boiler and additional shelving, radiator, fitted carpet, doors to:

Bedroom 2

11'3" x 10'9" (3.43m x 3.28m)

Double glazed double door with Juliette balcony to rear aspect with water views, radiator, wooden floorboards.

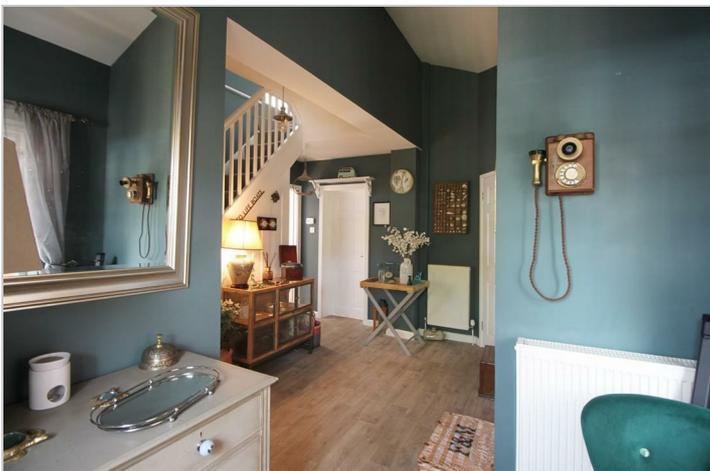
Bathroom

Fitted with three piece white suite comprising P shaped panelled bath with shower over and glass screen, wall mounted wash hand basin and low-level WC. Heated towel rail, opaque double glazed window to side aspect, tiled flooring.

Rear Garden

Enclosed rear garden, enclosed by brick wall and

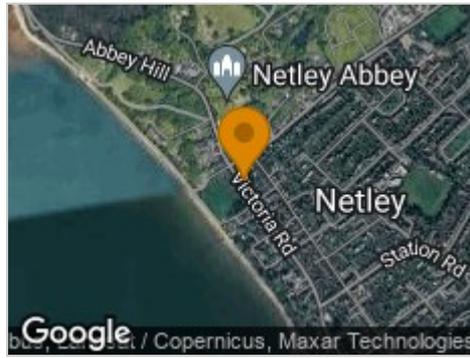
wooden panelled fence to rear and sides, large decking seating area with views of Southampton water, laid to gravel, garden shed, garden tap, side gated access.



Road Map



Hybrid Map



Terrain Map



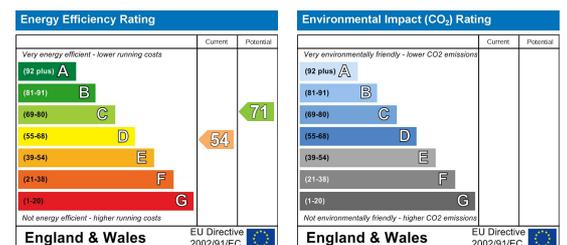
Floor Plan



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.