

HUNTERS[®]

HERE TO GET *you* THERE



Denzil Avenue

Netley Abbey, Southampton, SO31 5BA

Asking Price £375,000



Council Tax: C



46 Denzil Avenue

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Front Approach

Hedge to front and side, mainly laid to lawn with driveway providing parking for several vehicles, gated access to rear garden.

Entrance Hall

Double radiator, laminate flooring, stairs to first floor, door to:

Cloakroom

Small double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator.

Living Room

24'4" x 13'3" max (7.42m x 4.04m max)

Two double glazed windows to front aspect, electric fireplace with chimney breast, two double radiators, fitted carpet, TV point, door to:

Kitchen/Breakfast Room

12'2" x 8'1" (3.71m x 2.46m)

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, tiled splash backs, space for fridge/freezer, built in oven with pull out extractor fan, two double glazed windows to rear aspect, double radiator, tiled flooring, open plan to:

Rear Lobby

Double glazed door to garden, door to:

Utility

5'4" x 4'2" (1.63m x 1.27m)

Plumbing for washing machine, space for tumble dryer, window to side.

Landing

Double glazed window to side aspect, fitted carpet, access to loft hatch, door to boiler cupboard housing wall mounted gas combination boiler, doors to:

Master Bedroom

15'6" x 10'1" (4.72m x 3.07m)

Double glazed window to front aspect, chimney breast with fitted shelving, double radiator, fitted carpet

Bedroom 2

11'2" x 8'9" (3.40m x 2.67m)

Double glazed window to rear aspect, double radiator, fitted carpet.

Bedroom 3

10'1" x 8'2" (3.07m x 2.49m)

Double glazed window to front, double radiator, fitted carpet

Family Bathroom

Fitted four piece suite comprising panelled bath, pedestal wash hand basin, low level WC, recessed tiled shower cubical, half height tiled walls, laminate flooring, radiator, Small double glazed window to rear aspect.

Rear Garden

Good size rear garden, enclosed by hedge to rear and sides, mainly laid to lawn with trees, paved patio seating area, garden tap, two garden sheds, side gated access.



Road Map



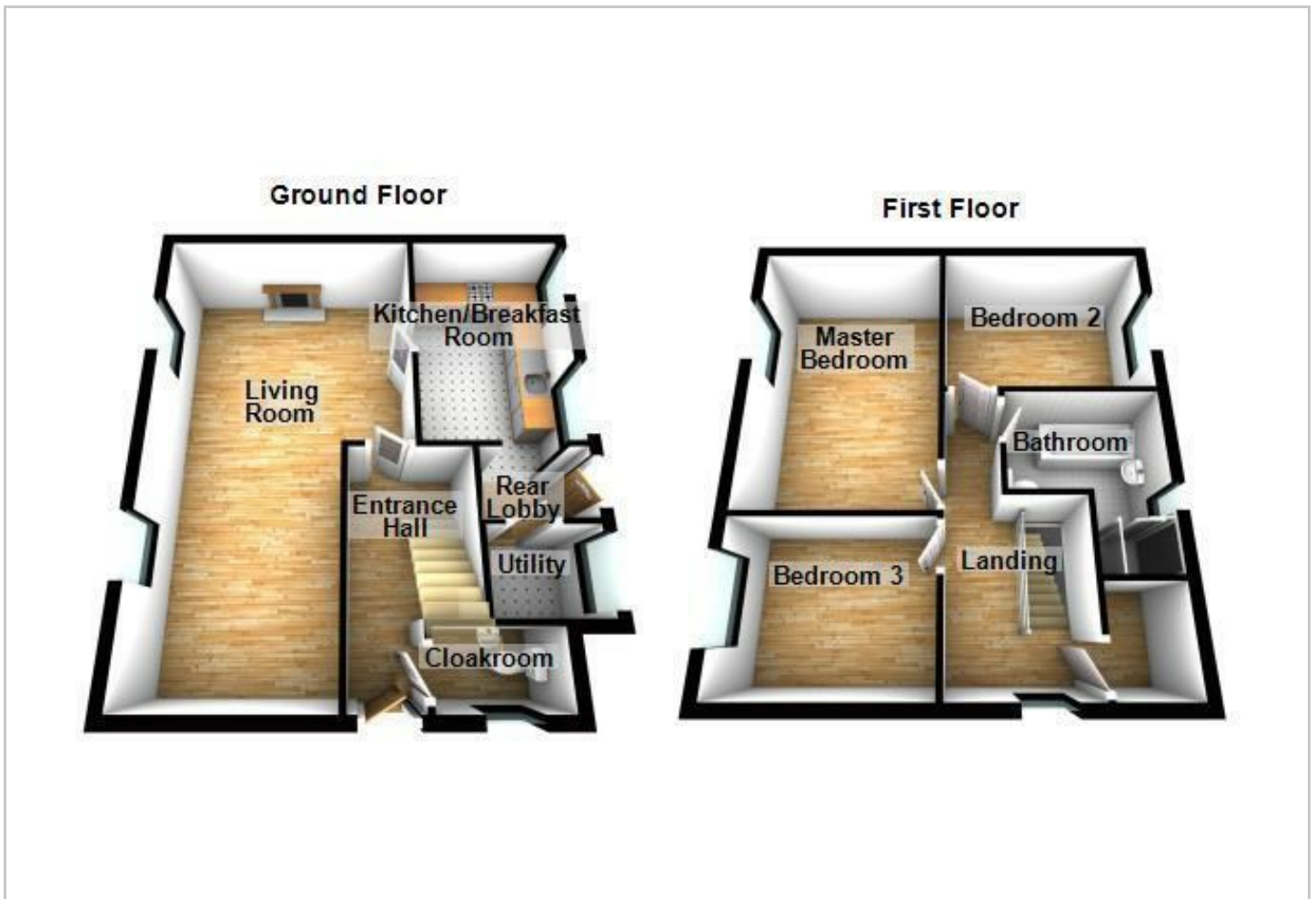
Hybrid Map



Terrain Map



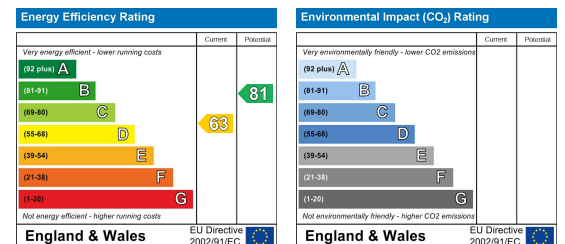
Floor Plan



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.