

HUNTERS[®]

HERE TO GET *you* THERE



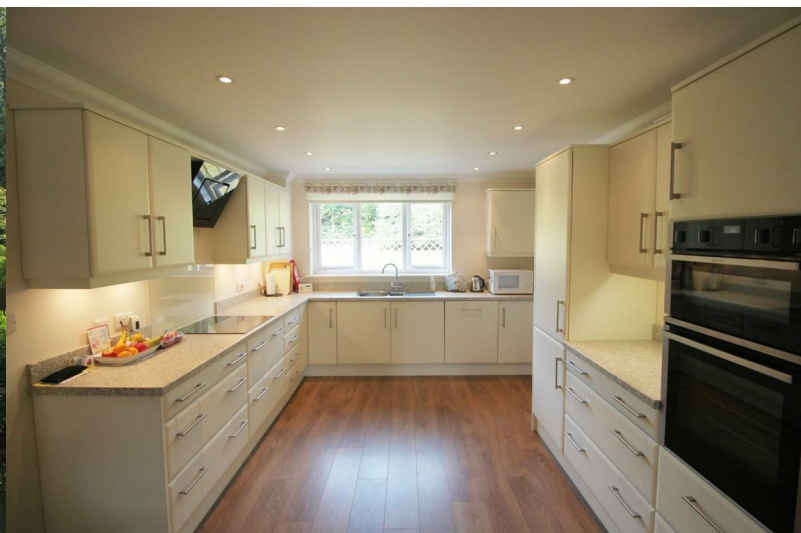
Station Road

Netley Abbey, Southampton, SO31 5AE

Asking Price £550,000



Council Tax: E



51d Station Road

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Entrance Hall

Laminate flooring, stairs to first floor landing with under stair cupboard, double radiator, door to:

Study/Bed 5

11'2" x 9'3" (3.40m x 2.82m)

UPVC double glazed window to front aspect, double radiator, laminate flooring.

Living Room

19'6" x 17'4" max (5.94m x 5.28m max)

Double glazed window to side aspect, two double radiators, fitted carpet, TV point, double glazed doors to garden.

Kitchen/Family Room

29'1" x 11' (8.86m x 3.35m)

Fitted with a matching range of base and eye level units and drawers with worktop space over and underlighting, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in double NEFF oven, induction hob with extractor hood, dual aspect double glazed windows to rear and front aspects, two double radiators, laminate flooring, TV point, ceiling spotlights, door to:

Utility Room

7'7" x 6'8" (2.31m x 2.03m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, double glazed window and garden door to rear aspect, laminate flooring, radiator, wall mounted concealed gas combination boiler, door to:

Cloakroom

Double glazed window to front aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, double radiator, laminate flooring.

First Floor Landing

Fitted carpet, built in storage cupboard, access to loft via hatch, doors to:

Master Bedroom

17'3" x 10'10" (5.26m x 3.30m)

Double glazed window to front elevation, built-in triple wardrobes, radiator, TV point, door to:

En-suite Shower Room

Fitted with a modern three piece suite comprising tiled shower enclosure, pedestal wash hand basin low level WC, heated towel rail, laminate flooring, Double glazed skylight to front, extractor fan, ceiling spotlights.

Bedroom 2

15'2" x 11'2" (4.62m x 3.40m)

Double glazed window to rear, built-in double wardrobe(s), double radiator, fitted carpet.

Bedroom 3

13'7" x 11'2" (4.14m x 3.40m)

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

Bedroom 4

11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, double glazed skylight to rear, laminate flooring, ceiling spotlights, extractor fan.

Rear Garden

Secluded, low maintenance southerly facing rear garden, enclosed by wooden panelled fence to rear and sides, hedge borders, pathway leads to side access, block paved patio seating area with wooden sleepers and trellising.

Front Approach

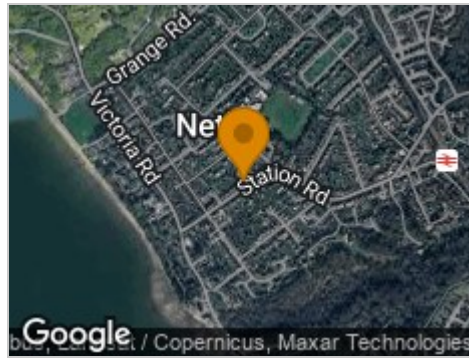
Brick wall to front, block paved driveway providing parking for several vehicles, access to side.



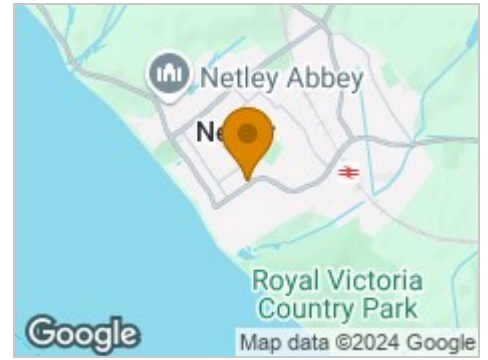
Road Map



Hybrid Map



Terrain Map



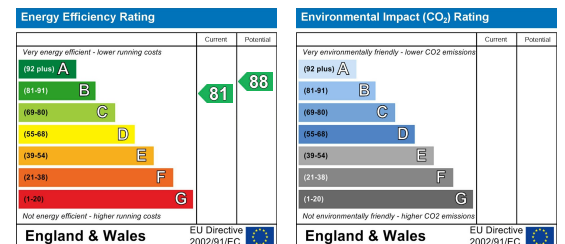
Floor Plan



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.