

HUNTERS[®]

HERE TO GET *you* THERE



New Road

Netley Abbey, Southampton, SO31 5BS

Offers In Excess Of £375,000



Council Tax: C



106 New Road

Netley Abbey, Southampton, SO31 5BS

Offers In Excess Of £375,000



Front Approach

Gravelled driveway providing off road parking for two vehicles. Paved pathway leading to side entrance and access to rear garden.

Entrance Hall

Front door to the side of property, opening to Entrance Hall, stairs to first floor with under-stairs storage cupboard, double radiator, ceramic tiled flooring, door to:

Kitchen/Breakfast Room

16'11" x 11'1" (5.16m x 3.38m)

Refitted with a matching range of base and eye level units providing cupboard and drawer storage with worktop space over, sink unit with stainless steel swan neck mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, space for range style cooker, double glazed window to front aspect, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

Cloakroom

Double glazed window to front, fitted with two piece suite pedestal wash hand basin and low-level WC.

Living Room

19' x 10'1" (5.79m x 3.07m)

Double glazed window to rear aspect, double glazed window to side aspect, double glazed sliding doors to Conservatory, radiator, laminate flooring, feature fireplace.

Family Room/Conservatory

19' x 7'4" (5.79m x 2.24m)

Two double glazed windows to rear, tiled flooring,

part glass vaulted ceiling, double glazed sliding doors to rear.

First Floor Landing

Double glazed window to side aspect, fitted carpet, access to loft via loft hatch, built in storage cupboard, doors to:

Master Bedroom

13'11" x 11'3" (4.24m x 3.43m)

Double glazed window to front aspect, double radiator, fitted carpet, built in double wardrobe.

Bedroom 2

11'3" x 10'1" (3.43m x 3.07m)

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

Bedroom 3

10'1" x 7'5" (3.07m x 2.26m)

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

Bathroom

Fitted with three piece white suite comprising panelled bath, pedestal wash hand basin with shower over and folding screen and low-level WC, tiled surround, half height mosaic tiling, double glazed obscured glass window to front.

Rear Garden

Private garden, enclosed with wooden panel fencing, paved patio area with step down to lawn.



Road Map



Hybrid Map



Terrain Map



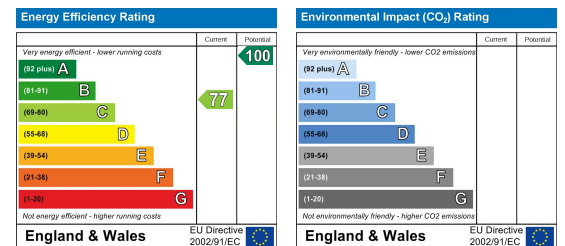
Floor Plan



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.