

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Road

Netley Abbey, SO31 5BX

Asking Price £260,000



Council Tax: C



# 20 Ross Mews Victoria Road

Netley Abbey, SO31 5BX

Asking Price £260,000



## Entrance Hall

Fitted carpet, access to partly boarded loft with pull down ladder, FISCHER electric radiator, storage cupboard, door to:

## Shower Room

Fitted three piece suite comprising tiled double shower enclosure with shower over, pedestal wash hand basin with cupboards under and low level WC, extractor fan, wall mounted heated towel rail, fully tiled walls.

## Living Room

20'4" x 11'8" (6.22m x 3.58m)

Fitted carpet, TV & Sky (communal dish) point, telephone point, FISCHER electric radiator, tilt and turn windows with stunning water views, door to:

## Kitchen

12'2" x 7'6" (3.71m x 2.31m)

Fitted with a range of base and eye level units and drawers with workspace over, stainless steel sink unit mixer tap and single drainer, plumbing and space for washing machine and dishwasher, integrated under counter fridge, space for fridge freezer, double electric oven with over head extractor hood, double glazed tilt and turn window with water views, carpet flooring.

## Bedroom 1

15'5" x 8'8" (4.70m x 2.65m)

Double glazed window to rear aspect, FISCHER electric radiator, fitted carpet, built in double wardrobes and airing cupboard housing "Economy 7" hot water tank, TV and telephone points.

## Bedroom 2

14'4" x 7'2" (4.39m x 2.19m)

Double glazed window to rear aspect, electric panel heater, fitted carpet.

## Outside Areas

Allocated parking space. Well maintained landscaped communal gardens with communal storage and seating benches.



## Road Map



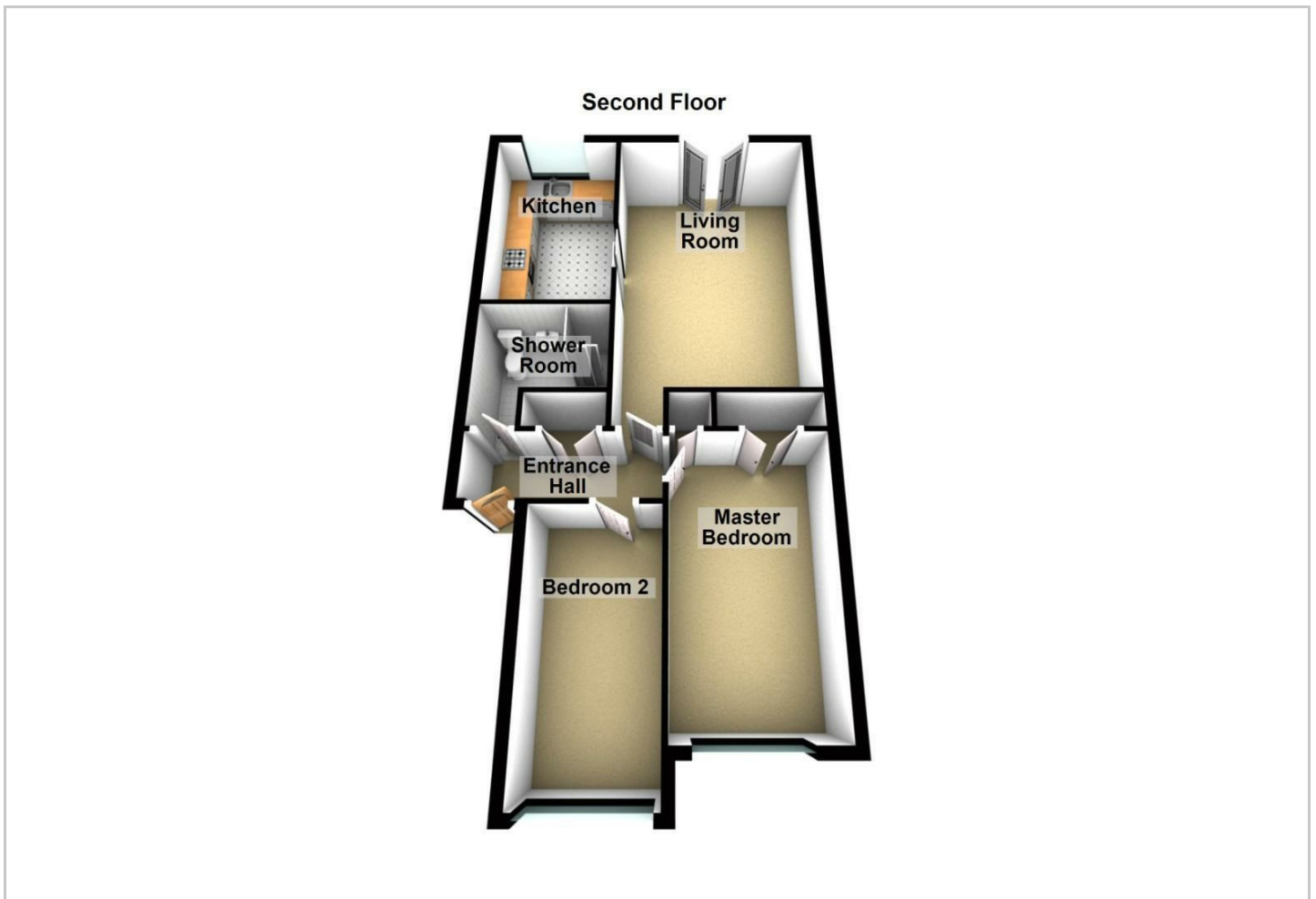
## Hybrid Map



## Terrain Map



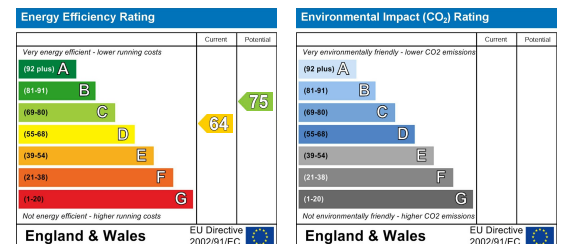
## Floor Plan



## 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.