



New Road

Netley Abbey, SO31 5BS

£450,000



- DETACHED FAMILY HOME
- CAR PORT & GARAGE
- VILLAGE LOCATION
- KITCHEN BREAKFAST ROOM
- SOUTH FACING REAR GARDEN

- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM
- 25FT LIVING ROOM
- NO FORAWD CHAIN

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A wonderful opportunity to acquire this 1930s detached family home ideally situated with in easy access to local shops, amenities and Victoria Country Park. The property is being sold with no forward chain and comprises 25ft living room, double doors to kitchen breakfast room, downstairs cloakroom. Upstairs offers three bedrooms and modern fitted bathroom. Further features include off road parking for several vehicles leading to car port and garage and a good size south facing rear garden.

Front Approach

Brick wall to front and side, mainly laid to lawn with shrub borders, long tarmac driveway providing parking for several vehicles leading to car port and detached garage.

Porch

Brick built porch with double glazed Windows to front and side, terracotta tiled flooring, door to:

Entrance Hall

Laminate flooring, boiler cupboard, housing wall mounted gas combination boiler, double radiator, coving to smooth ceiling, stairs first floor door to living room, door to:

Cloakroom

Opaque double glazed window to side aspect, fitted with two piece suite comprising, inset wall mounted with cupboards under and low-level WC, laminate flooring cupboard with fuse box and electricity meter.

Living Room

25'2" x 11'3" (7.67m x 3.43m)

Double glazed bay window to front aspect, electric fireplace with marble surround and wooden mantle over, double radiator, laminate flooring, TV point, picture rail, coving to smooth ceiling, double doors to:

Kitchen/Breakfast Room

21'7" x 17'10" (6.58m x 5.44m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, part tiled walls, integrated fridge/freezer, dishwasher and washing machine, built-in oven, four ring gas hob with pull out extractor hood over, double glazed windows to rear and side aspect, two double radiators, laminate flooring, coving to ceiling with recessed ceiling spotlights, two sets of double glazed double doors to garden.

First Floor Landing

Double glazed window to side aspect, fitted carpet,

picture rail, access to loft hatch, over stairs storage cupboard, door to:

Bedroom 1

11'4" max x 11'3" (3.45m max x 3.43m)

Double glazed bay window to front aspect, radiator, fitted carpet, picture rail, inset wash hand basin with storage under.

Bedroom 2

13'4" x 10'5" (4.06m x 3.18m)

Double glazed window to rear aspect, chimney breast, radiator, fitted carpet, picture rail.

Bedroom 3

9'7" x 7'1" (2.92m x 2.16m)

Double glazed window to rear aspect, radiator, fitted carpet, picture rail.

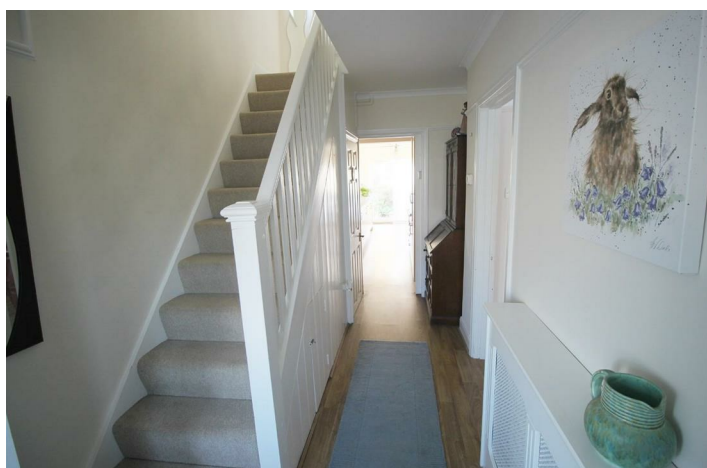
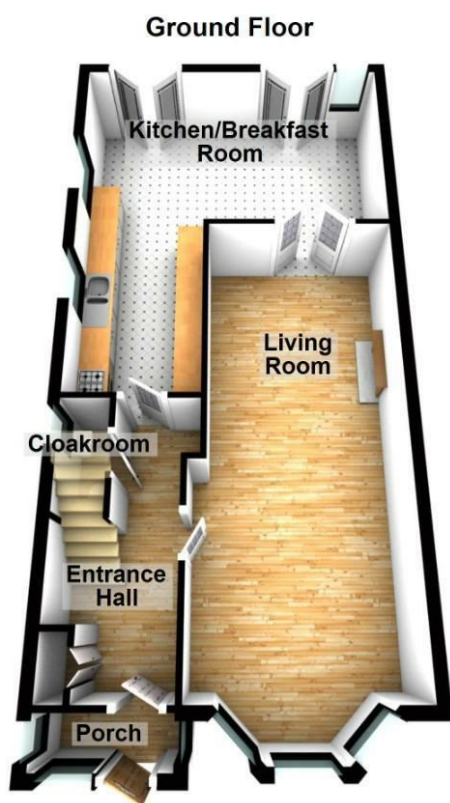
Bathroom

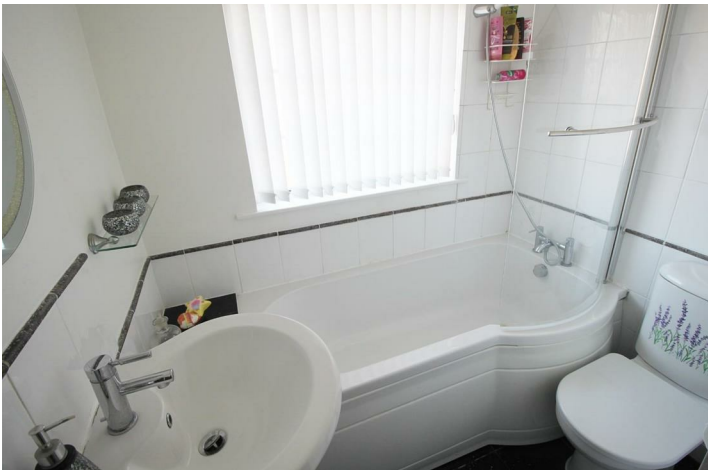
Fitted with three piece suite comprising panelled bath with shower over and glass screen protector, pedestal wash hand basin, and low-level WC, part tiled walls, heated towel rail, opaque double glazed window to front aspect, tiled flooring.

Rear Garden

Good size South facing rear garden enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with shrub borders with a range of trees, two aluminium greenhouse, garden shed, paved patio seating area with pergola over, side gated access, to front of garage, garden tap.

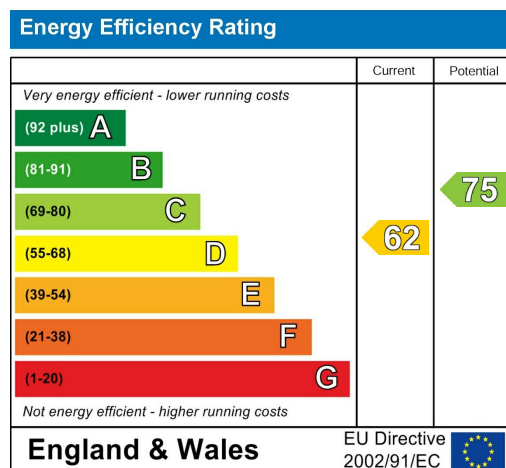
Floorplan







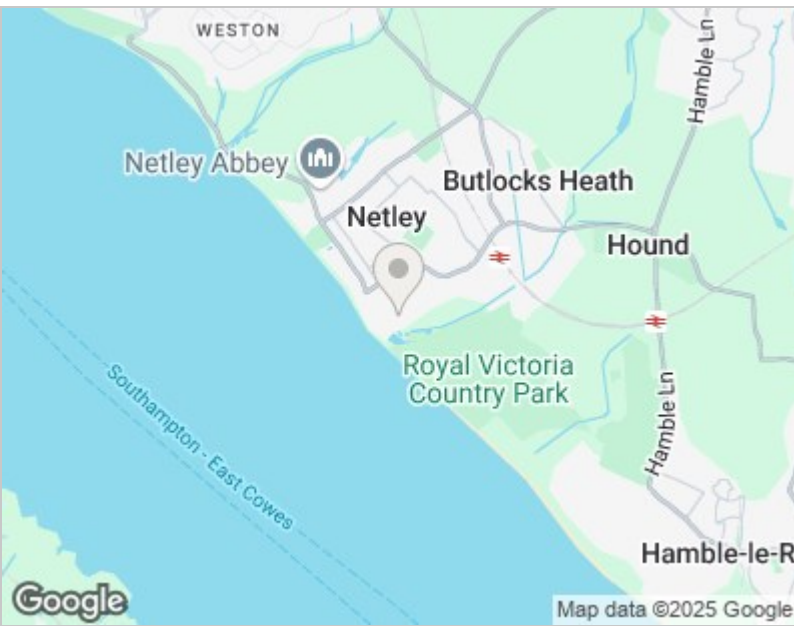
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

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