



Shorwell

Netley Abbey, Southampton, SO31 5GE

Asking Price £360,000



- THREE BEDROOMS
- GARAGE & DRIVEWAY
- CUL DE SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING REAR GARDEN

- SEMI DETACHED
- EXTENDED TO REAR
- IN GOOD DECORATIVE ORDER
- TWO RECEPTION ROOMS
- VENDOR SUITED

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A wonderful opportunity to purchase this extended, well presented three bedroom family home situated in desirable and quiet cul de sac location. The spacious accommodation comprises, entrance porch and hallway leading to living room, separate dining room and 17ft kitchen/breakfast room. Upstairs offers three bedrooms and family bathroom. Further features include a garage and driveway and a southerly facing rear garden.

Front Approach

Mainly laid to lawn to front ,driveway leading to attached garage.

Porch

Door to Storage cupboard.

Hallway

Storage cupboard, double radiator, wooden flooring, stairs to first floor, stairs, open plan to:

Living Room

12'6" max x 12'6" (3.81m max x 3.81m)

Double glazed window to front aspect, window to front, wooden flooring, TV point, door to:

Sun Room

Radiator, double door, door to:

Dining Room

11'6" x 8'2" (3.51m x 2.49m)

Laminate flooring, double glazed double doors to garden, door to:

Kitchen/Breakfast Room

17'3" x 7'3" (5.26m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, five ring gas hob with extractor hood over, window to rear, vinyl flooring, door to storage cupboard, double glazed door to garden, door to storage cupboard.

Landing

Door to Storage cupboard, door to:

Master Bedroom

13" x 9'8" max (3.96m x 2.95m max)

Window to rear, window to side.

Bedroom 2

12'1" x 6'7" (3.68m x 2.01m)

Window to front, door to:

Bedroom 3

8'8" x 7' (2.64m x 2.13m)

Window to front, door to:

Bathroom

Fitted three piece comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, extractor fan, fully tiled walls, heated towel rail. opaque double glazed Window to rear.

Rear Garden

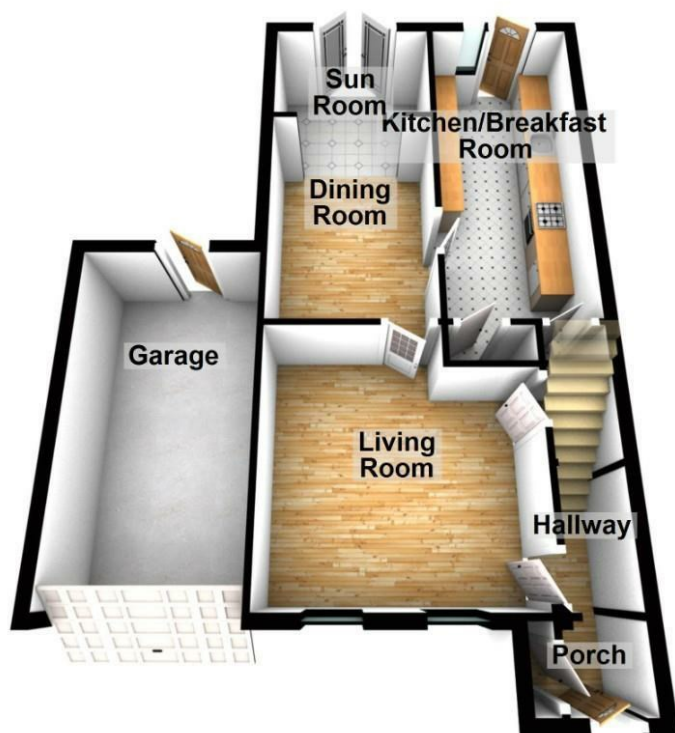
Southerly facing rear garden, enclosed by wooden panelled fence to rear and sides, paved patio seating area, remainder is laid to lawn.

Garage

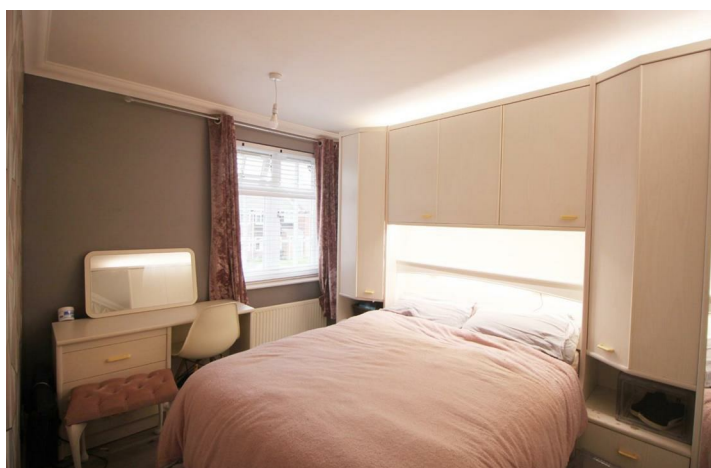
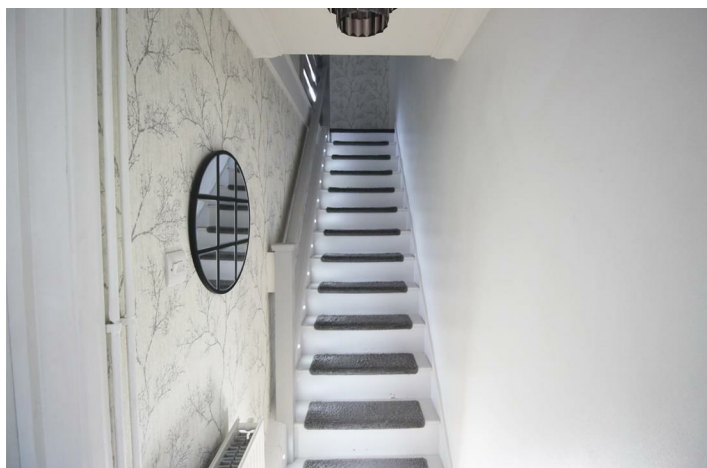
Brick built attached garage with up and over door, with power light connected, rear courtesy door to garden.

Floorplan

Ground Floor

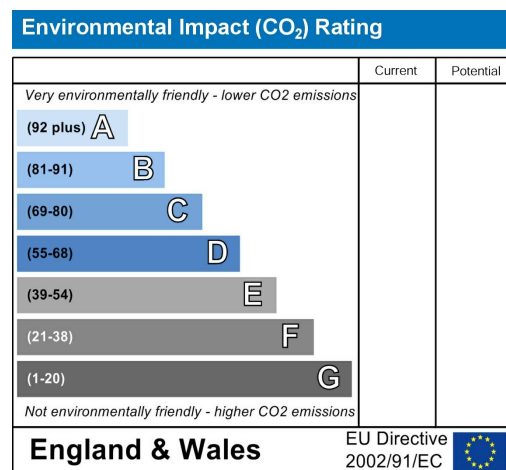
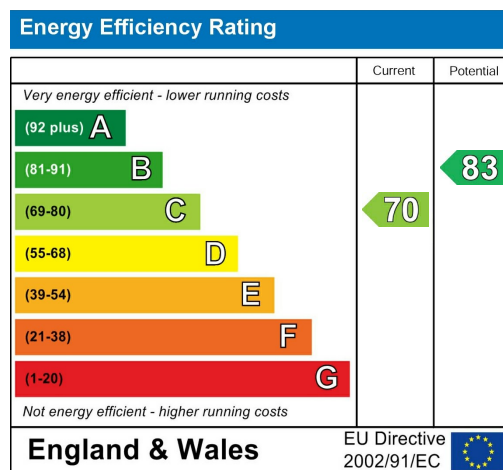


First Floor





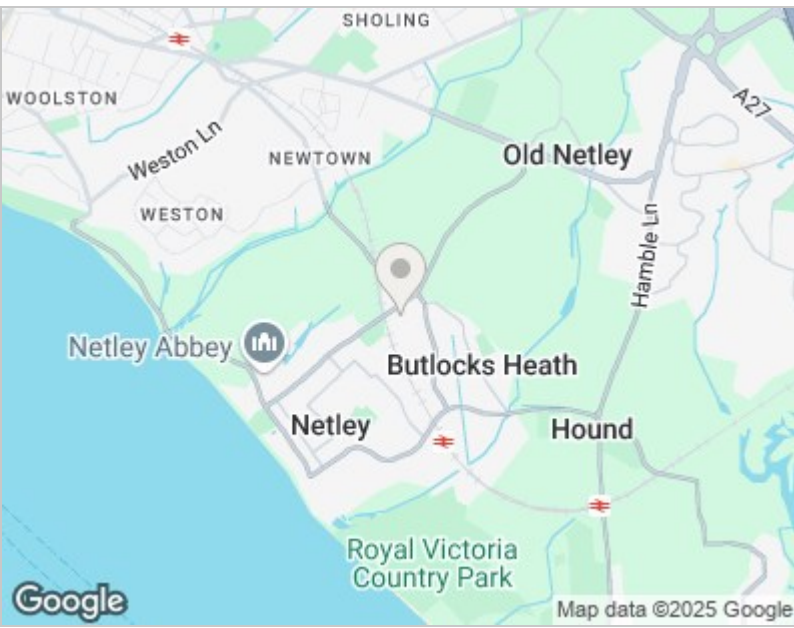
Energy Efficiency Graph



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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