



Victoria Road

Netley Abbey, Southampton, SO31 5DG

Asking Price £300,000



- VICTORIAN PROPERTY
- VILLAGE LOCATION
- DRESSING ROOM/STUDY
- GOOD SIZE GARDEN
- NO FORWARD CHAIN

- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- IN GOOD DECORATIVE ORDER
- EASY ACCESS TO SHOPS & AMENITIES

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A wonderful opportunity to acquire this two bedroom Victorian period cottage situated in the heart of Netley Village. The property is in excellent decorative order with a spacious light and airy living room to the front. To the rear, a downstairs shower room and modern kitchen breakfast room with glass roof and doors to the rear garden. Stairs up to the 1st floor with two double bedrooms, master bedroom with dressing room/study leading to a bathroom. Early viewings are highly recommended to appreciate all this property has to offer.

Living Room

22' x 14'9" (6.71m x 4.50m)

Double glazed window to front aspect, chimney breast with feature fireplace, radiator, fitted carpet, TV point, recessed ceiling spotlights, stairs to first floor, open plan to:

Kitchen/Breakfast Room

13'11" x 11'7" (4.24m x 3.53m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, tiled flooring, recessed ceiling spotlights, double glazed roof over dining area, double glazed double doors to garden, door to:

Shower Room

Fitted with three piece suite comprising shower cubicle with shower over, pedestal wash hand basin, low-level WC and heated towel rail tiled splash-backs tiled surround, opaque double glazed window to rear aspect, tiled flooring with recessed ceiling spotlights, wall mounted gas combination boiler.

Landing

Fitted carpet, access to loft hatch, door to:

Master Bedroom

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

Double glazed window to rear aspect, radiator, exposed wooden flooring, open plan to:

Dressing Room

7'3" x 6'7" (2.21m x 2.01m)

Double glazed window to side aspect, exposed wooden flooring, door to:

Bathroom

Fitted with three piece comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, opaque double glazed window to side, exposed wooden flooring, half height tiled walls.

Bedroom 2

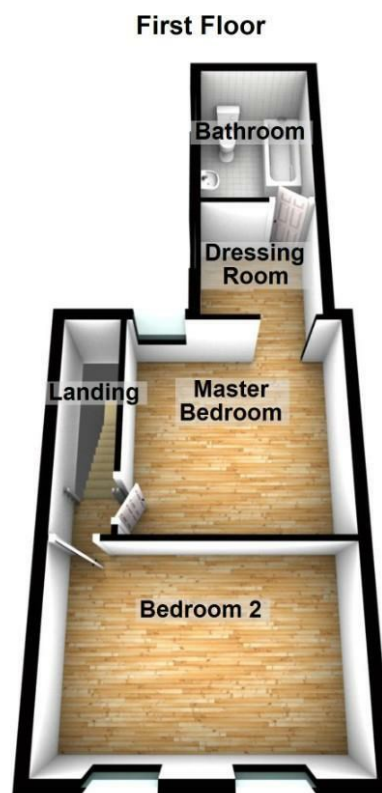
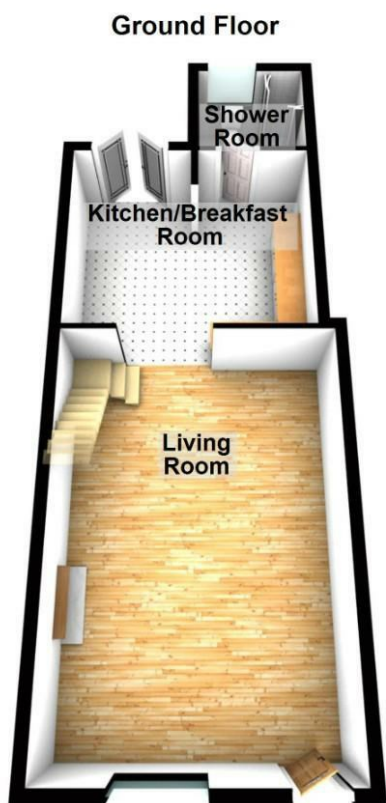
14'10" x 10'1" (4.52m x 3.07m)

Two Double glazed Windows to front, radiator, exposed wooden flooring.

Rear Garden

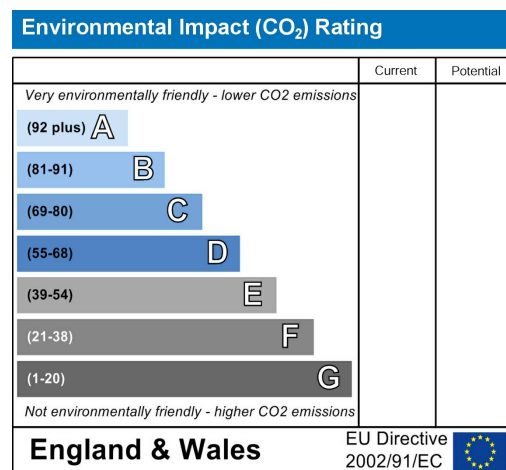
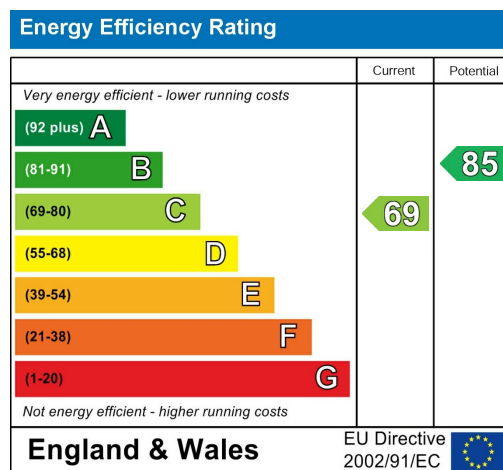
Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn shrub borders, raised timber decking seating area.

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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