



## Bembridge

Netley Abbey, Southampton, SO31 5PN

Asking Price £320,000



- THREE BEDROOMS
- CUL DE SAC LOCATION
- STUDY
- EASY ACCESS TO AMENITIES

- SEMI DETACHED
- OFF ROAD PARKING
- KITCHEN BREAKFAST ROOM
- ENCLOSED REAR GARDEN

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Hunters are delighted to bring to the market this three bedroom semi detached, situated in a quiet cul de sac location with easy access to amenities. The property is in good decorative order with accommodation comprising living room, study / family room and a modern fitted kitchen diner opening to rear garden. Upstairs offers three bedroom and a family bathroom. Outside to the front is of road parking and to the rear an enclosed private garden.

## Porch

Door to:

## Front Approach

Driveway providing parking for a couple of vehicles, remainder is laid to lawn with gravelled borders with fence and gate to front

## Living Room

14'9" x 14'8" (4.50m x 4.47m)

Double glazed window to front aspect, radiator, fitted carpet, TV point, stairs, door to:

## Inner Hallway

Double doors to Storage cupboard, door to:

## Study

10'1" x 7'8" (3.07m x 2.34m)

Double glazed window to front aspect, radiator, laminate flooring, door to Storage cupboard.

## Store Room

Double glazed door to rear.

## Kitchen/Breakfast Room

14'8" x 9'5" (4.47m x 2.87m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, inset sink unit with single drainer and mixer tap, integrated dishwasher, wine cooler, space for fridge/freezer, space for range cooker with extractor hood over, tiled splash backs, double glazed window to rear aspect, laminate flooring, recessed ceiling spotlights, metal double glazed sliding patio doors to garden.

## Landing

Fitted carpet, access to loft hatch part boarded with pull down ladder and light point, housing gas combination boiler, door to:

## Bedroom 1

11'6" x 8'7" (3.51m x 2.62m)

Double glazed window to front aspect, radiator, fitted carpet, built in wardrobes, door to storage cupboard.

## Bedroom 2

9'5" x 7'5" (2.87m x 2.26m)

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

## Bedroom 3

8'6" x 5'10" (2.59m x 1.78m)

Double glazed window to front aspect, radiator, fitted carpet, door to:

## Bathroom

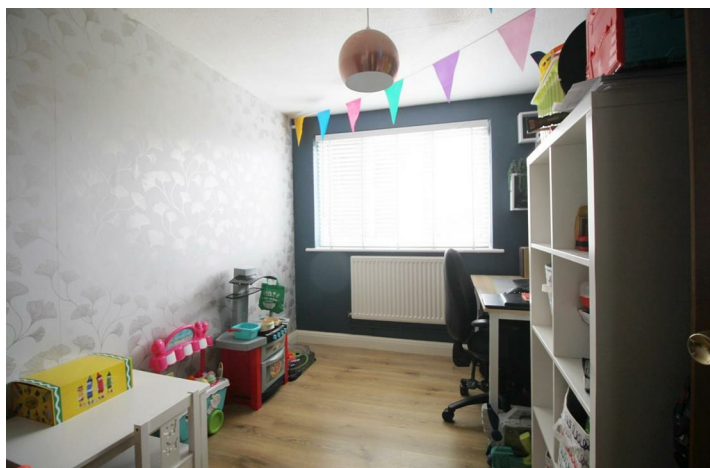
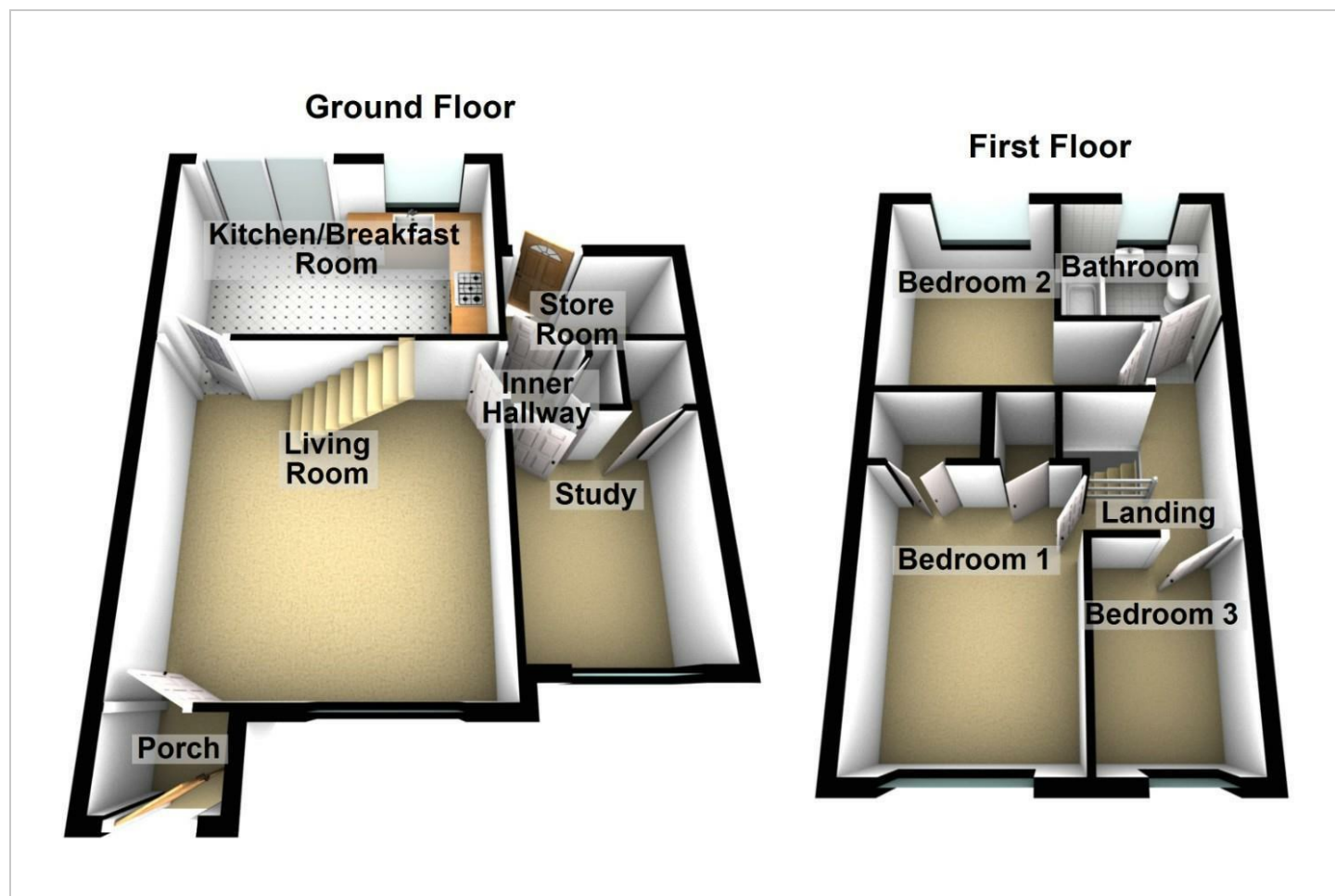
Fitted with three piece suite comprising pedestal wash hand basin with shower over and low-level WC, tiled surround, opaque double glazed window to rear aspect, radiator, vinyl flooring, door.

## Rear Garden

Enclosed by wooden panelled fence to rear and sides, trees, mainly laid to lawn, paved patio seating area.



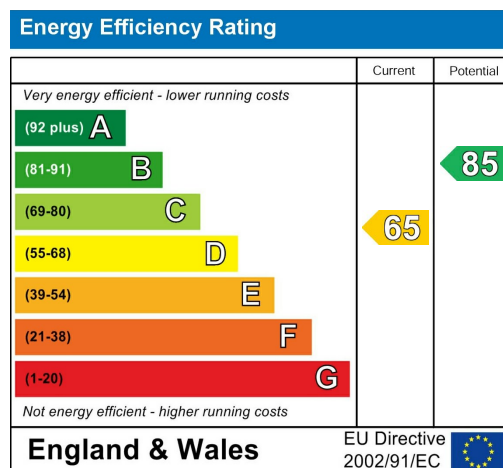
## Floorplan







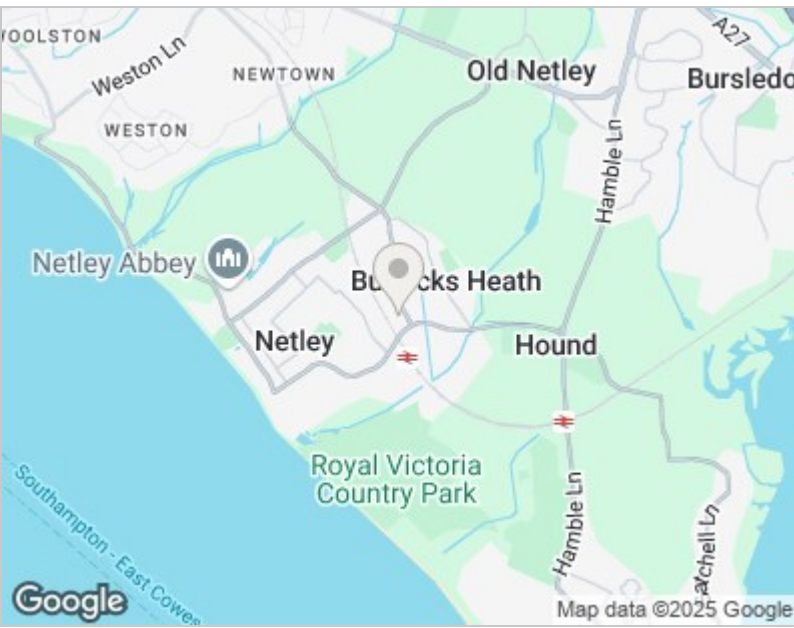
## Energy Efficiency Graph



## 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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