



Friars Croft

Netley Abbey, Southampton, SO31 5PZ

Offers In Excess Of £300,000



- Three Bedrooms
- Two Allocated Parking Spaces
- Modern Kitchen/Breakfast room
- In Good Decorative Order
- Enclosed Rear Garden

- End Of Terrace
- Conservatory
- Modern Bathroom
- Easy Access To Amenities
- Cul De Sac Location

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Ideal first time buyer/investment opportunity to purchase this three bedroom end of terrace situated in a desirable cul de sac location with easy access to Netley infant/junior School and amenities. The property has a light and airy feel throughout comprising living room, modern fitted kitchen opening to conservatory/family room. Upstairs offers three bedrooms and modern family bathroom. Further features include a low maintenance rear garden with large wooden shed and allocated parking for two vehicles.

Front Approach

Car park to side with two allocated parking spaces and sheds, mainly laid to lawn with flower and shrub borders, path to front door.

Living Room

14'6" x 12'10" (4.42m x 3.92m)

Double glazed window to front aspect, radiator, laminate flooring, TV point. door to:

Kitchen/Breakfast Room

14'7" x 9'11" (4.47m x 3.04m)

Fitted with a modern range of base and eye level units and drawers with worktops over, twin sink with mixer taps and separate hot water tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, built in oven with induction hob, laminate flooring. open plan to:

Conservatory/Family Room

14'7" x 8'9" (4.47m x 2.68m)

Double glazed construction with double glazed roof and doors to garden, extra cupboards, laminate flooring.

Landing

Double glazed window to side aspect, fitted carpet, access to loft hatch, door to:

Master Bedroom

14'5" x 9'3" (4.41m x 2.82m)

Two Double glazed windows to front aspect, radiator, fitted carpet, fitted wardrobes with sliding doors, built in over stairs storage cupboard.

Bedroom 2

8'8" x 7'0" (2.65m x 2.15m)

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

Bedroom 3

11'0" x 6'6" (3.36m x 2.00m)

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

Bathroom

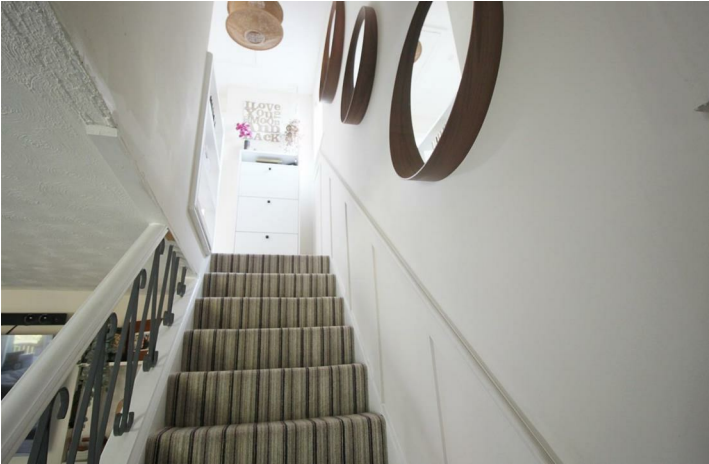
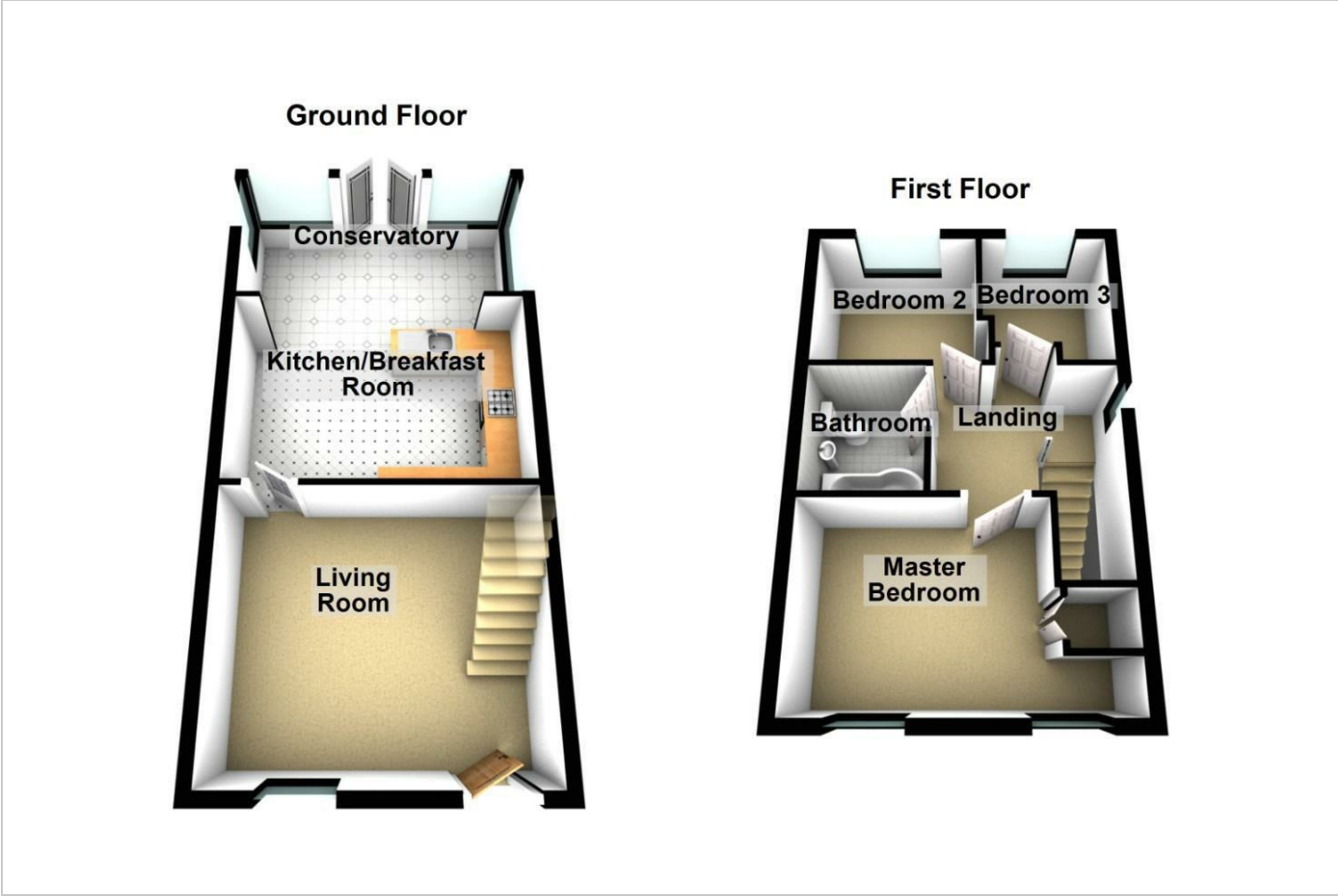
Fitted with a modern three piece suite comprising panelled bath with shower over, low level WC,

inset wash hand basin with drawers under, tiled surround, heated towel rail and extractor fan.

Rear Garden

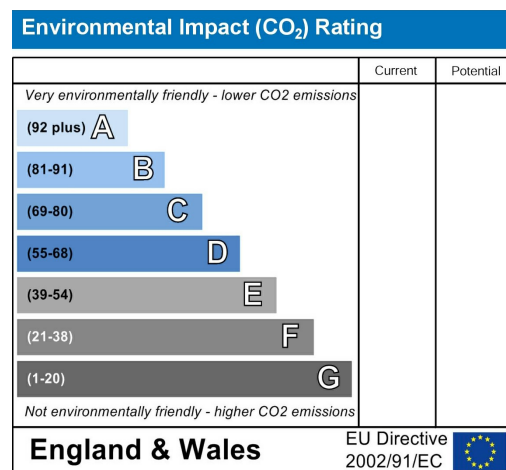
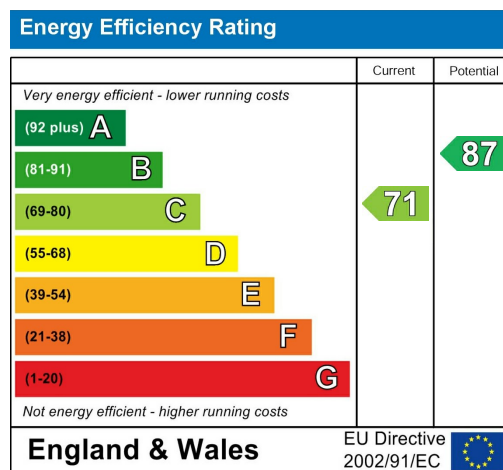
Enclosed by wooden panelled fence to rear and sides, paved patio seating area, 15ft x 6ft wooden garden shed, artificial lawned area with wooden pergola, side gated access to car park.

Floorplan





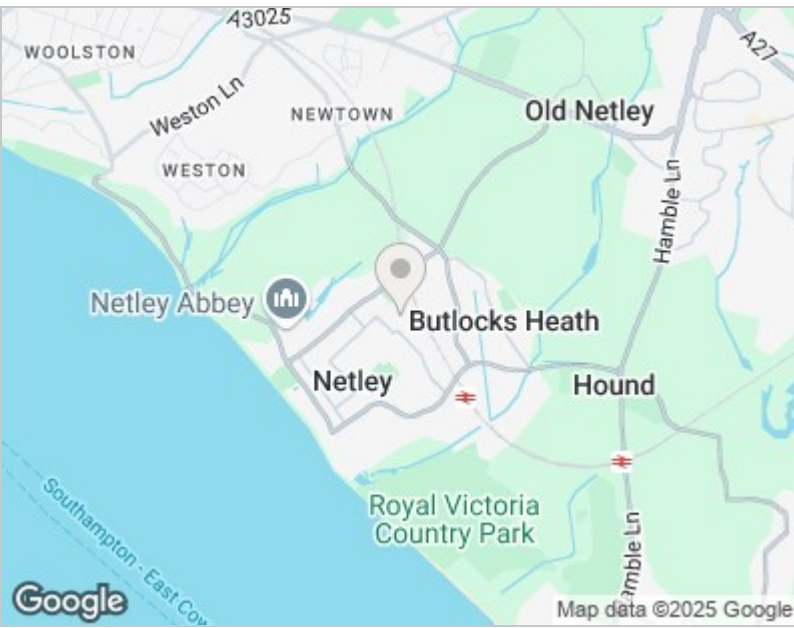
Energy Efficiency Graph



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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