



Nettlestone

Netley Abbey, Southampton, SO31 5GF

Asking Price £350,000



- FOUR BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM
- CUL DE SAC LOCATION
- NO FORWARD CHAIN

- GARAGE
- IN GOOD DECORATIVE ORDER
- KITCHEN DINING ROOM
- GOOD SIZE GARDEN
- EARLY VIEWINGS ARE ADVISED

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(NO FORWARD CHAIN) Hunters are delighted to bring to the market this well presented four bedroom semi detached family home situated in the desirable location of Netley Abbey. The property comprises four bedrooms, family bathroom, kitchen breakfast room with integrated appliances, living room and downstairs cloakroom. Further features include a garage and parking for two vehicles and a good size enclosed rear garden.

Front Approach

Mainly laid to lawn, with small tree, driveway providing parking for two vehicles leading to garage.

Porch

UPVC double glazed window to side aspect, tiled flooring, door to Storage cupboard housing gas metre.

Hallway

Double radiator, fitted carpet, stairs to first floor, two under stairs Storage cupboard housing fuse box, door to:

Cloakroom

Fitted two piece suite comprising low level WC, wash hand basin, vinyl flooring, UPVC opaque double glazed window to front aspect

Kitchen / Dining Room

18'9" x 9'6" (5.72m x 2.90m)

Fitted with a matching range of base and eye level units and drawers, twin bowl stainless steel sink with stainless steel mixer tap, integrated dishwasher, integrated larder tall fridge, built-in double oven and microwave, five ring gas hob with extractor hood over,, uPVC double glazed window to side and front aspect, double radiator, laminate flooring, wall mounted concealed gas boiler, uPVC double glazed door to side.

Living Room

15'9" x 11'6" (4.80m x 3.51m)

UPVC double glazed window to rear aspect, two double radiators, laminate flooring, TV point, coving to ceiling, uPVC double glazed sliding patio doors to garden.

Landing

Fitted carpet, access to loft hatch part boarded with pull down ladder and power and fitted light point, door to airing cupboard housing dual tank for heating and tube solar water flow system, door to:

Master Bedroom

12'8" x 9'6" (3.86m x 2.90m)

UPVC double glazed window to front aspect, double radiator, fitted carpet, fitted wardrobe(s) with over bed storage with hanging rails, shelving.

Bedroom 2

12'5" x 9'6" (3.78m x 2.90m)

UPVC double glazed window to rear aspect, double radiator, fitted carpet.

Bedroom 3

8'10" x 8'3" (2.69m x 2.51m)

UPVC double glazed window to rear aspect, double radiator, fitted carpet.

Bedroom 4

12'5" x 5'11" (3.78m x 1.80m)

UPVC double glazed window to front aspect, double radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin with shower over and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to side aspect, heated towel rail, vinyl flooring

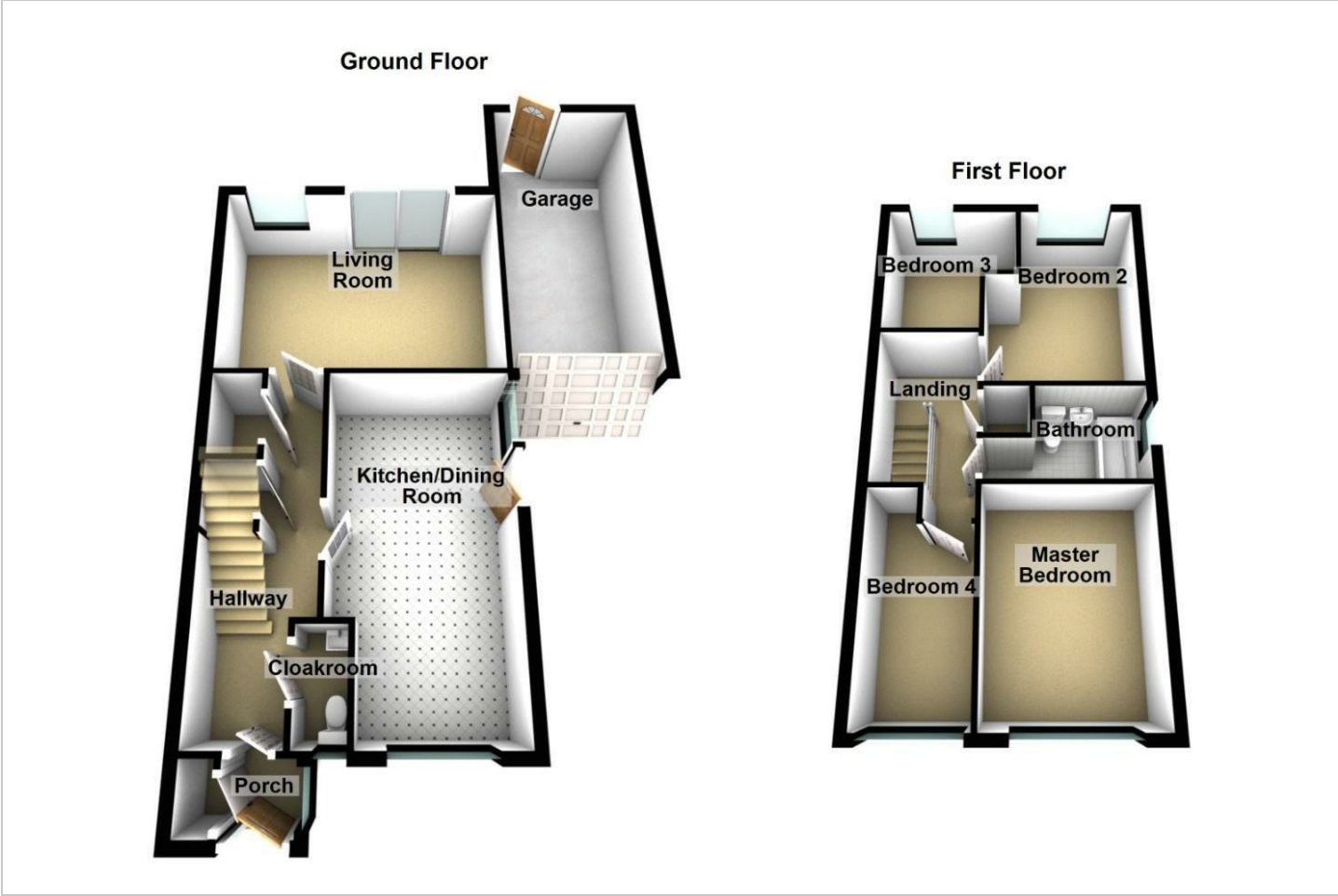
Garage

Attached brick built garage with rear courtesy door, power and light connected, roof storage area, Up and over door, plumbing for washing machine, space for fridge/freezer and tumble dryer., also work bench with power points.

Rear Garden

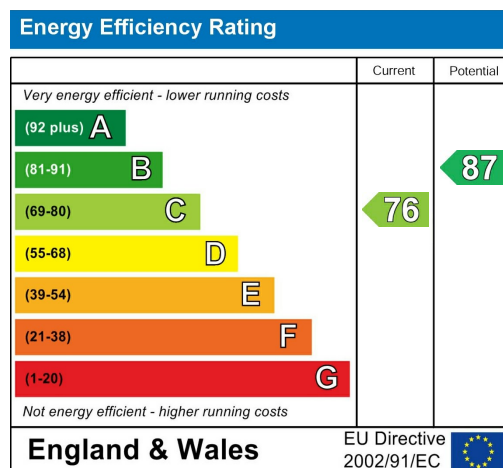
Enclosed by low maintenance fence to rear and sides, mainly laid to lawn, paved patio seating area, garden tap.

Floorplan





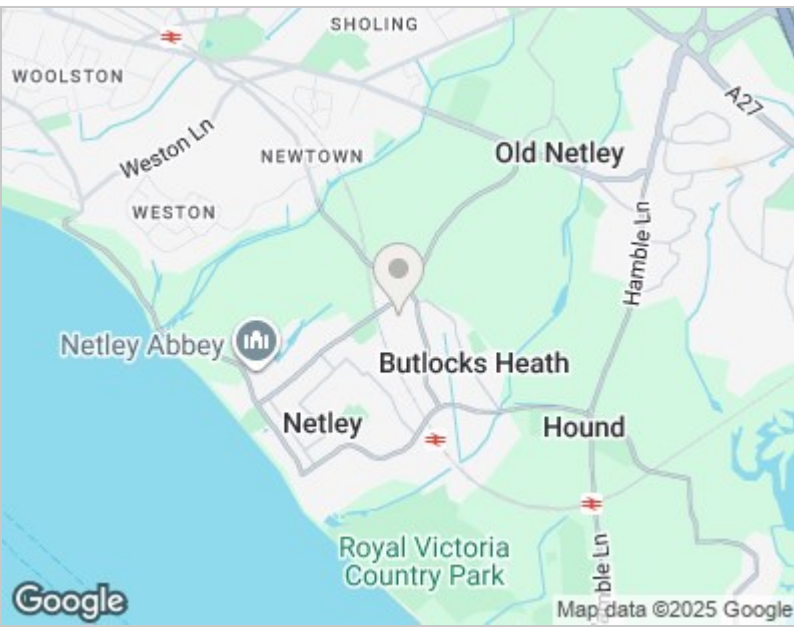
Energy Efficiency Graph



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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