

# HUNTERS<sup>®</sup>

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## New Road

Netley Abbey, Southampton, SO31 5BS

Guide Price £375,000



- EXTENDED DETACHED FAMILY HOME
- VILLAGE LOCATION
- IN NEED OF MODERNIATION
- TWO RECEPTION ROOMS
- EASY ACCESS TO SHOPS & AMENITIES

- THREE BEDROOMS
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- SOUTHERLY ASPECT GARDEN
- NO FORWARD CHAIN

Tel: 023 8045 8054

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A wonderful opportunity to purchase this 1930s extended three bedroom detached family home, conveniently situated with in easy access of shops, amenities & Country Park. The property boasts a good size rear garden and off road parking. The property is in need of some modernisation throughout and early viewings are highly recommended.

### Front Approach

Brick retaining wall to front, mainly laid to lawn, driveway to side leading to detached workshop.

### Entrance Hall

Built-in under stairs cupboard with wall mounted gas boiler, double radiator, fitted carpet, stairs to 1st floor, door to:

### Living Room

11'2" x 11' (3.40m x 3.35m)

Double glazed bay window to front aspect, gas fireplace with stone surround, double radiator, fitted carpet, picture rail.

### Sitting Room

11' x 10'5" (3.35m x 3.18m)

Double radiator, fitted carpet, uPVC double glazed sliding patio doors to garden, door to:

### Kitchen/Breakfast Room

20'6" x 6'7" (6.25m x 2.01m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, tumble dryer and cooker, uPVC double glazed window to rear aspect, small double glazed window to side aspect, uPVC double glazed door to garden.

### Landing

UPVC double glazed window to side aspect, airing cupboard housing, hot water tank, linen shelving, fitted carpet, access to loft hatch, door to:

### Main Bedroom

11'3" x 11' (3.43m x 3.35m)

Aluminum double glazed bay window to front aspect, built in wardrobes, fitted carpet.

### Bedroom 2

12'11" x 10'2" (3.94m x 3.10m)

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

### Bedroom 3

9'10" x 7'5" (3.00m x 2.26m)

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

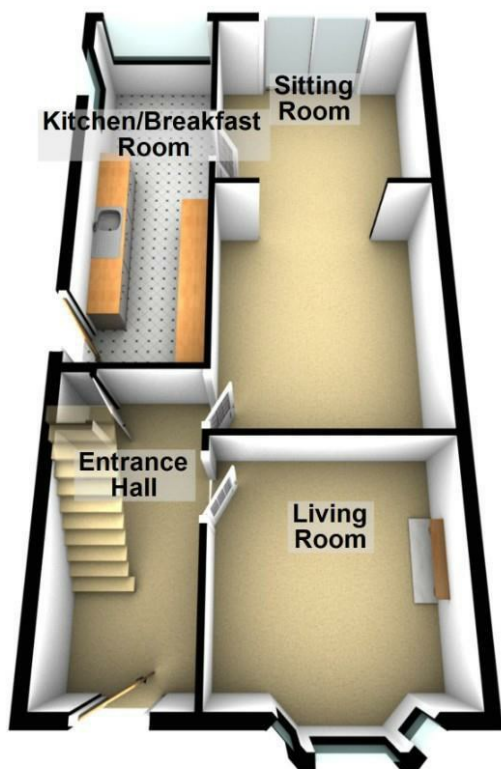
### Rear Garden

Good size southerly aspect rear garden. enclosed by wooden panelled fence to rear and sides, mainly laid to, large patio seating area, workshop, access to side.



## Floorplan

Ground Floor

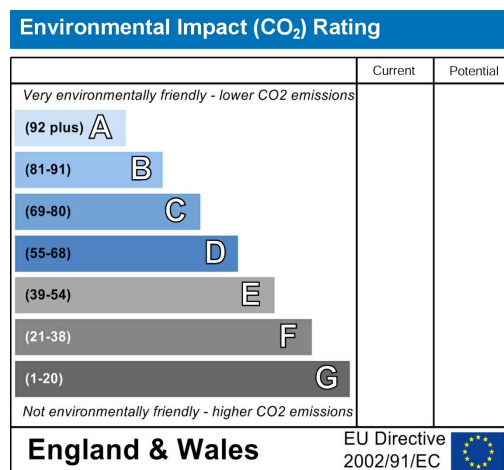
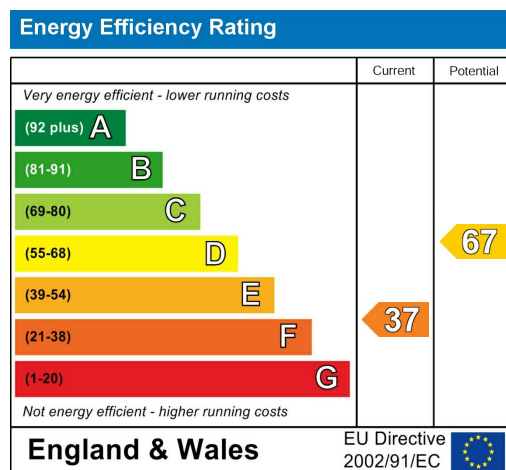


First Floor





## 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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