



## Hound Road Gardens

Netley, Southampton, SO31 5FW

Asking Price £350,000



- Three Bedrooms
- Ample Off Road Parking
- Desirable Location
- Cul De Sac Position
- Front & Rear Gardens
- Semi Detached
- Car Port
- In Need Of Updating
- Walking Distance To Country Park
- No Chain

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(NO FORWARD CHAIN) Situated in a highly desirable location with easy access to Royal Victoria Country Park sits this three bedroom semi detached family home. The property is in need of some updating throughout and comprises lounge/diner, fitted kitchen, three bedrooms, separate WC and bathroom. Further features include a long drive with car port providing parking for several vehicles and front and rear gardens.

### Front Approach

Mainly laid to lawn with long tarmac driveway providing parking for several vehicles and car port.

### Entrance Hall

Fitted carpet, radiator, under stairs cupboard, textured ceiling, stairs to 1st floor, door to:

### Kitchen

9'2" x 8'6" (2.79m x 2.59m)

Fitted with a matching range of base and eye level units and drawers with workspace over, stainless steel sink unit and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, space for gas cooker. double glazed window to rear aspect, vinyl flooring, wall mounted valiant combination boiler.

### Lounge Diner

22'4" x 11'5" (6.81m x 3.48m )

Fitted carpet, double glazed window to front aspect, 2 radiators, double glazed patio doors to garden.

### Landing

Fitted carpet, access to loft hatch, airing cupboard with hot water tank, door to:

### Master Bedroom

13'7" max x 11'5" (4.14m max x 3.48m)

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

### Separate WC

low level WC, double glazed window to rear aspect, fitted carpet.

### Bathroom

Fitted two piece suite comprising panelled bath with electric shower over, inset wash hand basin with cupboards under, tiled surround, double glazed opaque window to rear aspect, fitted carpet, radiator.

### Bedroom 2

10'9" x 9'3" (3.28m x 2.82m)

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

### Bedroom 3

7'5" x 6' (2.26m x 1.83m)

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

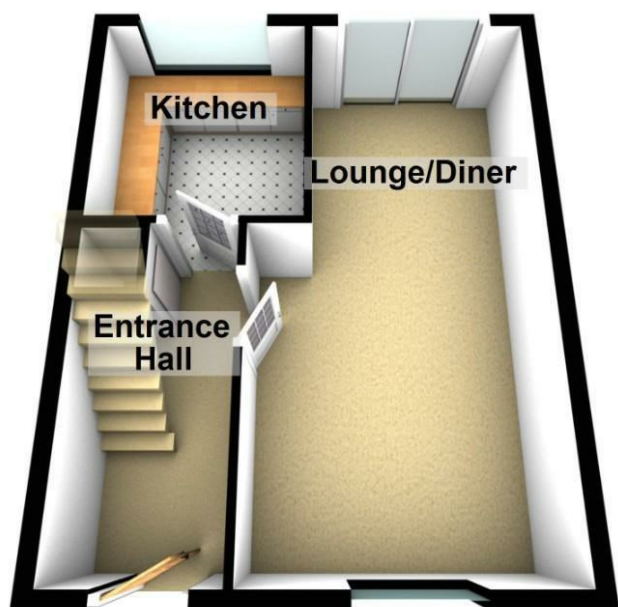
### Rear Garden

Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with flower and shrub boarder, paved patio seating area, greenhouse, side gated access.

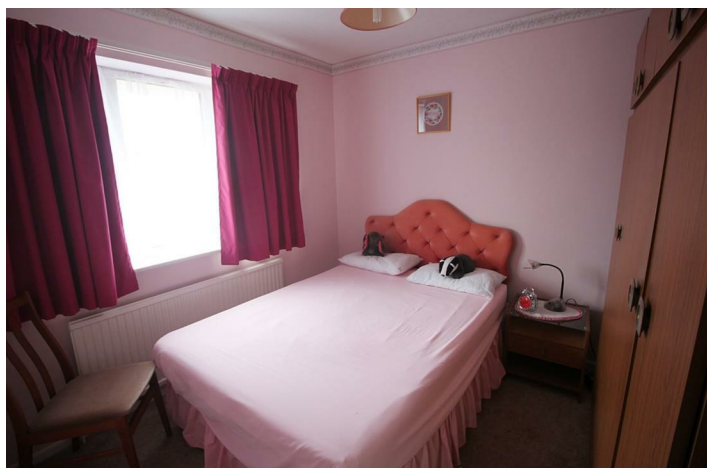
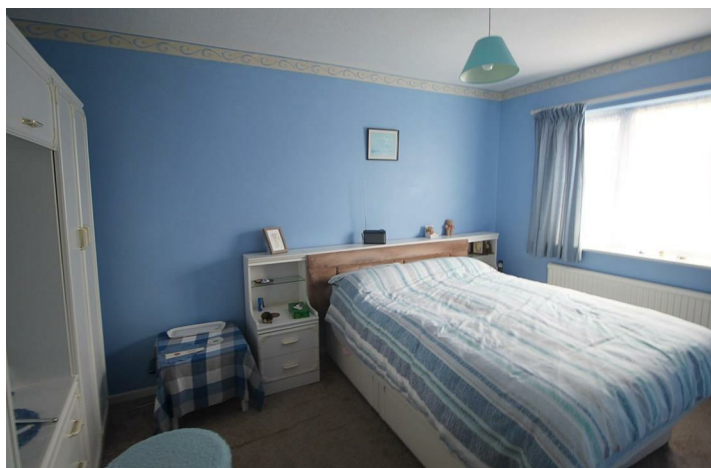


## Floorplan

**Ground Floor**

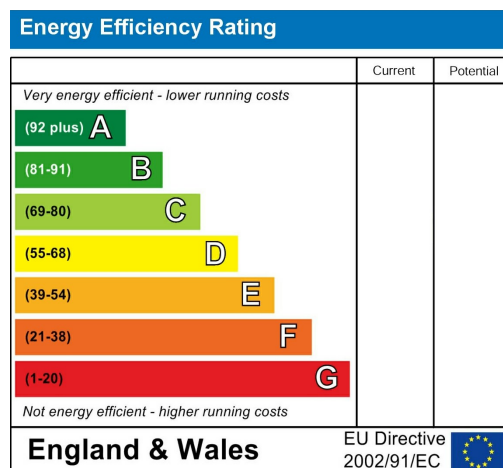


**First Floor**





## 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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