

for sale

offers over **£210,000**



## Woolston Road Netley Abbey Southampton SO31 5FR

A spacious and extremely well presented first floor maisonette with a 999 year lease. As well as offering no chain, there is a garden and parking. The large separate kitchen / breakfast room is well appointed with ample cupboard space and the large loft void gives additional storage

# Woolston Road Netley Abbey Southampton SO31 5FR

## Local Information

Butlocks Heath is a delightful rural area just outside the village of Netley Abbey.

Both have a strong community spirit and enjoy many local amenities

Within the Netley, are a variety of local shops including a bakers, pharmacy and co op store.

River walks take you along Royal Victoria Country Park with over 200 acres of mature woodland and grassy park land. The park has a cafe and miniature railway.

Further on is located the village of Hamble which has strong yachting ties.

To the north of the home is located junction 8 of the M27 giving easy access to both east and west Hampshire.

Also is a large Tesco Super Store with affiliated petrol filling station.

## The Property

The property has been in ownership for about 40 years and has been lovingly cared for.

You can approach from either Woolston Road or from the parking which is located at the rear of the property.

Steps rise to the covered entrance and the double glazed front door opens to the hallway.

All rooms lead off this hallway which also gives access to the substantial roof void, which has been mostly boarded and carpeted, and with the aid of florescent lighting gives plenty of additional storage.

This is ideal for storing many items such as boxes, christmas decorations, luggage for holidays and much much more.

The storage cupboard in the hallway is ideal for coats, ironing board and vacuum cleaner.

The kitchen/breakfast room is very well appointed with many floor and wall mounted cupboards and also offers space for a table.



The Lounge, like all the rooms offers a light and airy feel.

Both the bedrooms are of a double size.

The delightful rear garden has been neatly landscaped and offers lawns with flower borders.

At the rear is parking for two cars.

## Lounge

14' 2" x 10' 6" ( 4.32m x 3.20m )

## Kitchen

11' x 7' ( 3.35m x 2.13m )

## Bedroom 1

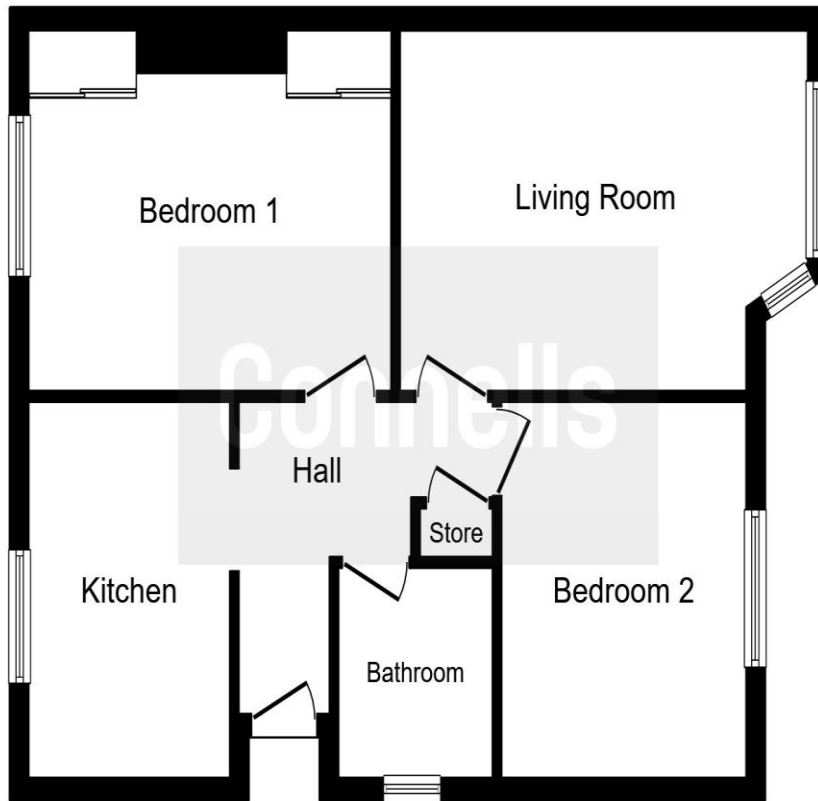
13' x 10' 7" max ( 3.96m x 3.23m max )

## Bedroom 2

11' x 8' 10" ( 3.35m x 2.69m )

## Bathroom





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Property Ref: BTN105379 - 0010

**Tenure:** Leasehold

**EPC Rating:** D

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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