



2 St. Marys Road, Netley Abbey, SO31 5AX

Offers over £375,000

WHITE & GUARD

2 St. Marys Road

Netley Abbey, Southampton

INTRODUCTION

Set on a brilliant sized plot and offered with no forward chain, this extended, semi-detached, two bedroom bungalow is located on a no through road within easy reach of Netley Train Station and the Royal Victoria Country Park.

Accommodation briefly comprises a 17ft kitchen/breakfast room with adjoining utility, spacious lounge, separate dining room, 24ft lean-to sunroom, two double bedrooms and a four piece bathroom. Additional benefits include a detached single garage, two driveways providing off road parking for multiple cars, along with good sized front, rear and side gardens.

LOCATION

The shores of Southampton Water and the beautiful Royal Victoria Country Park, which is set in 200 acres of grassy park and woodland, are only a short walk away from the property. On its doorstep too, are the local village shops including a bakery, post office, dry cleaner, beauty salon, two hairdressers, a barber and a convenience store, as well as a café, several takeaway businesses, two popular pubs and Netley train station.

Hamble with its marina, along with a broad range of pubs, restaurants and waterfront are also only minutes away. All main motorway access routes via M27 links are within easy reach and Southampton Airport is approx. twenty minutes away.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND C





INSIDE

The entrance hall has doors through to the kitchen/breakfast room, bathroom, both bedrooms and the lounge. The kitchen/breakfast room has two windows overlooking the front of the property and is laid to lino flooring. There is space for a small table and chairs to one end. The kitchen itself has cream wall and base units with wood effect roll top worktops incorporating a stainless steel sink with mixer tap. There is an integrated oven and electric hob with appliance space for a dishwasher and fridge/freezer. The boiler is located to one end of the kitchen and a door leads through to the utility, which has windows on all sides and a door leading out to the side garden.

The generous lounge has a bay window to the front, an open fire with brick hearth and has herringbone, wood block parquet flooring. An opening leads through to the dining room which has a window to the rear and double doors leading through to the 24ft, lean-to sunroom, which has two doors providing access to the garden.

The master bedroom has a window overlooking the rear and is laid to carpet with built-in wardrobes to one wall. Bedroom two also has a window to the rear and is laid to carpet. The bathroom has two windows to the side aspect and partly tiled walls. There is a bath with a handrail and a separate walk-in shower, along with a wash basin and WC.



OUTSIDE

The property is accessed via a five bar, wooden gate leading onto the good sized driveway. To the right hand side of the frontage is a further gate which opens to provide vehicular access to the detached garage. There is a large front garden to one side which is laid to lawn and has multiple bushes surrounding. There are further side and rear gardens. The side garden has a covered lean-to and is partly raised and laid to lawn with bushes and trees and the rear garden is again partly laid to lawn.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Gfast Fibre Broadband is available with download speeds of 74-146 Mbps and upload speeds of 5-20 Mbps. Information has been provided from the Openreach website.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



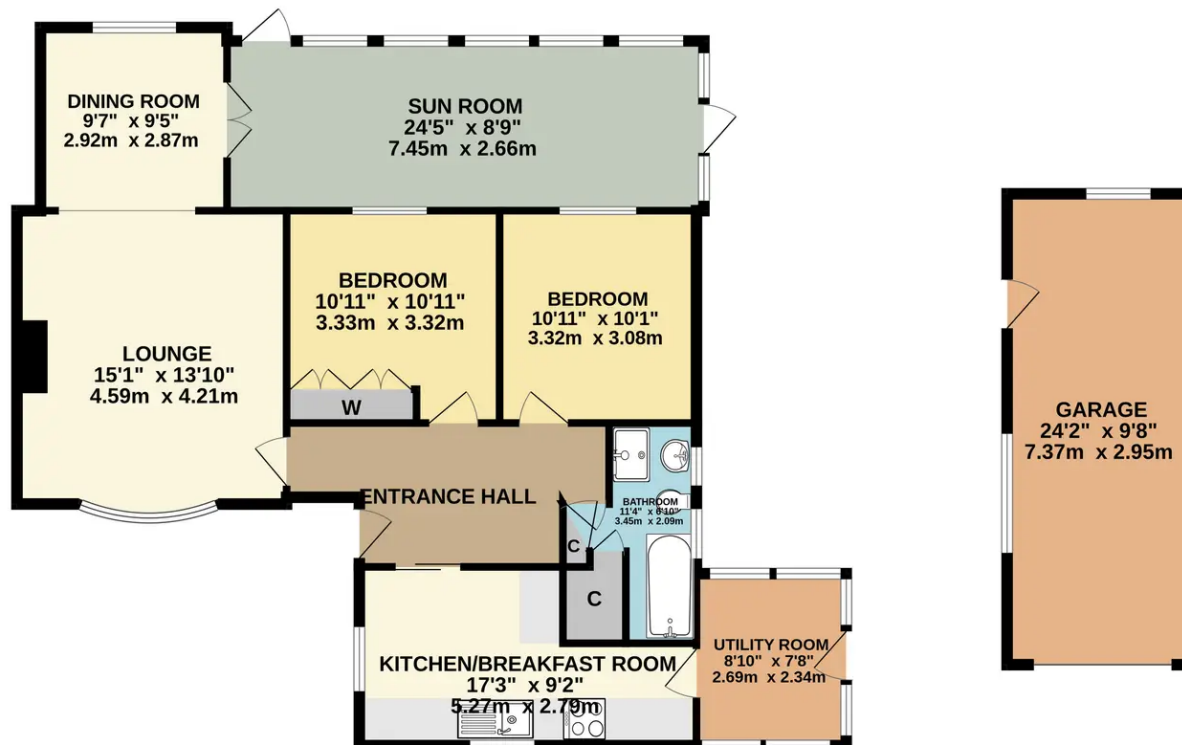
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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