



33 Chillerton, Netley Abbey, SO31 5GW

£325,000

WHITE & GUARD

# 33 Chillerton

Netley Abbey, Southampton

## INTRODUCTION

With a larger than average rear garden, garage and off road parking, this three bedroom semi-detached home offers well-presented accommodation throughout, comprising a lounge/diner, modern kitchen with French doors onto the garden, three bedrooms and a family bathroom.

## LOCATION

The property is situated in the popular area of Netley Abbey and benefits from being close to the Royal Victoria Country Park and the village centre, which offers a range of shops and amenities including a bakery, post office, convenience store, café and two pubs. Reputable local schools and the pretty village of Hamble are also close by.

## DIRECTIONS

Upon entering Chillerton from Ingleside, follow the road round to the end and turn right, where the property can be found on the left-hand side.

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





## INSIDE

The porch opens into a light, bright lounge/diner which features a contemporary fireplace and surround, as well as stairs leading to the first floor. A door then leads through to the modern kitchen which has been fitted with high gloss wall and base units, with a built-in oven and five ring gas hob with extractor over. Integrated appliances include a fridge/freezer, dishwasher and washing machine, with further units at one end offering space for a tumble dryer. There is a window to the rear and French doors opening out into the garden, allowing for plenty of natural light.

On the first floor, the master bedroom and third bedroom are at the front of the house, with the master bedroom benefitting from a built-in wardrobe, whilst the second bedroom overlooks the garden.

The modern bathroom comprises a tiled enclosed bath with shower over, wash hand basin, WC and window to the rear.

## OUTSIDE

To the front of the property there is a driveway and block paving providing off road parking for two cars, as well as a garage to the side. The larger than average rear garden enjoys a south westerly aspect and has a paved patio area with a brick-built BBQ and a feature pond, leaving the rest of the garden mainly laid to lawn with a shed to one corner.

## BROADBAND

Standard Fibre Broadband is available with download speeds of 24 Mbps and upload speeds of 1 Mbps. Information has been provided by the Openreach website.



## SERVICES

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

T: 01489 779030

13 St Johns Centre, Hedge End,  
Southampton, Hampshire, SO30 4QU  
E: hedgeend@whiteandguard.com  
W: whiteandguard.com

### 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.



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