



3 Old School Close, Netley Abbey - SO31 5QJ

Offers in excess of £300,000

WHITE & GUARD

3 Old School Close

Netley Abbey, Southampton

INTRODUCTION

This well presented three bedroom home situated in a favoured and sought after cul de sac in popular Butlocks Heath briefly comprises a 24ft lounge/diner, modern fitted kitchen, three bedrooms and a family bathroom. Externally there is a front garden, south-easterly facing, landscaped rear garden and allocated parking.

LOCATION

The property is situated in the popular area of Netley Abbey close to the village centre, which offers a range of shops and amenities including a bakery, post office, convenience store, café and two pubs. The beautiful Royal Victoria Country Park is also nearby offering lovely waterside and woodland walks.

DIRECTIONS

Heading west on Hound Road turn left into Woolston Road. Follow the road for approximately 0.3 miles and Old School Close is on the left hand side.

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





INSIDE

The front door opens into a hallway with stairs leading to the first floor. The dual aspect 24 foot lounge/diner is to the side, with an under stairs cupboard and French doors leading into the rear garden. The rear aspect kitchen leads from the dining room and is fitted with a range of modern base and wall units, a 1 and a half bowl ceramic sink, an electric oven with pull-out extractor over, a microwave, room for a fridge/freezer and plumbing for a washing machine and dish washer.

On the first-floor, bedrooms one and two both have built-in wardrobes. Bedroom one is rear aspect whilst bedrooms two and three are front aspect. The family bathroom is partially tiled with a panel bath, vanity unit and wash hand basin, WC and heated ladder towel rail.

OUTSIDE

The property has an attractive front garden, laid to lawn. The rear garden south easterly facing and is also laid to lawn with a selection of mature bushes and shrubs to the border and a shed for storage with power and light. There is an allocated parking space.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 26-43 Mbps and upload speeds of 5-8 Mbps. Information has been provided by the Openreach website.



SERVICES

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

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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.



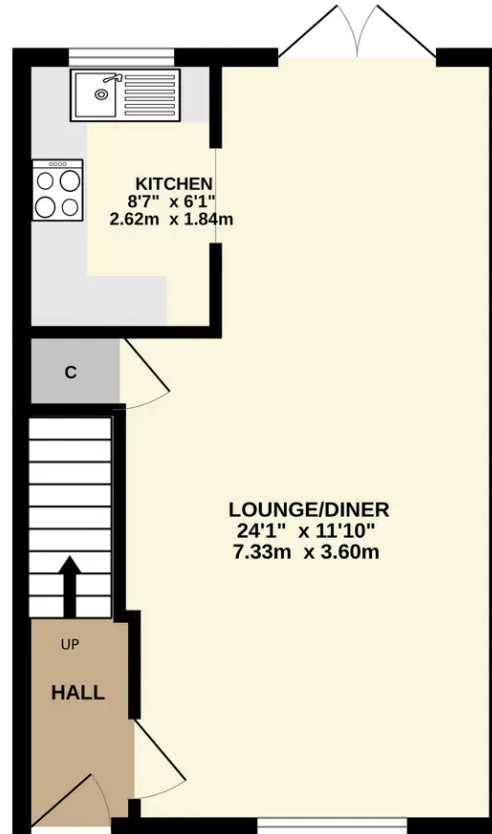
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PRS Property Redress Scheme

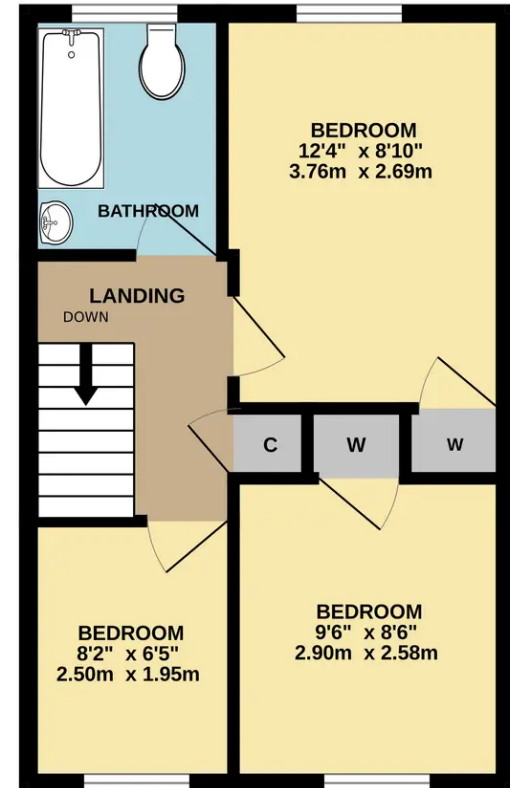
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GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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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