



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



7
Whitwell
Netley Abbey
Southampton
SO31 5GL



01329665700

Stubbington

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£350,000
Freehold



We are delighted to be selling this deceptively spacious extended 3/4 bedroom semi detached property situated within a small cul-de-sac in Netley Abbey. The accommodation offers a large lounge/diner, kitchen and utility and a study/bedroom four as well as a wet room. The first floor offers three double sized bedrooms and a family bathroom. Outside the rear garden is fully enclosed whilst the front driveway has the potential to park three vehicles side by side. There is a remainder of the garage left currently used for storage etc but this could easily be reinstated to a full single garage agian if you so wished. The property does require modernisation and carpets throught but this would make an ideal family home. To arrange a viewing please call Chambers on 01329 665700.

Entrance Porch
6'3" x4'3"

Accessed via a UPVC front door, open access to lounge/diner.

Lounge/Diner
31'10" x 11'1" narrow to 8'2"

Double glazed window to front elevtion, double glazed window and and door to rear elevation, turning staircase to first floor landing, door to kitchen.

Kitchen
10'7" x 8'4"

Double glazed door to side elevation, stainless steel sink, space for cooker, access to understairs storage cupboard, warm air heating unit, open access to:

Utilty Room
8'11" x 5'4"

Double glazed window to rear elevation, plumbing for washing machine, space for tumble dryer, access to:

Wet Room
Double glazed window to side elevation, shower and WC.

Study/Bedroom 4
2.53 x 2.35
Double glazed window to front elevation.

First Floor Landing
Access to loft via void, doors to all bedrooms and family bathroom, access to airing cupboard housing Worcester boiler.

Bedroom 1
13'5" x 9'7"
Double glazed window to front elevation.

Bedroom 2
9'8" x 8'8"
Double glazed window to rear elevation.

Bedroom 3
3.04 x 2.91
Double glazed window to front elevation.

Bathroom
UPVC double glazed window to rear elevation, panel bath with electric shower over, WC, pedestal wash hand basin.

Rear Garden
Fully fence enclosed with side pedestrian access gate and outside tap.

Front Driveway
Tarmacadam driveway providing off road parking adjacent to area laid to lawn, side pedestrian access gate, side door to store room.

Store Room
7'10" x 7'3"
Accessed via a UPVC door, this could easily be reinstated as the single garage as there is just a partition of a stud wall.

Disclaimer
These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Whitwell
Standard construction under a tiled roof. Heating Source-Warm Air Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>
The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Eastleigh Borough Councils planning portal to satisfy yourself.

