HUNTERS®

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# Avon Court

Netley Abbey, Southampton, SO31 5BU

## Asking Price £210,000

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- TWO DOUBLE BEDROOMS
- GARAGE & RESIDENTS PARKING
- EASY ACCESS TO SHOPS & AMENITIES
- QUIET CUL DE SAC LOCATION
- UNDER FLOOR HEATING
- 1ST FLOOR MAISONETTE
- NO FORWARD CHAIN
- WELL MAINTAINED COMMUNAL GARDENS
- LONG LEASE
- EARLY VIEWINGS ARE ADVISED

Tel: 023 8045 8054

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Tucked away in this peaceful cul de sac location sits this two bedroom 1st floor maisonette with easy access to local shops and amenities. Offered with no chain This property is ideal for a first time buyer, investor or someone looking to downsize with two double bedrooms, fitted kitchen, good size living room and bathroom. Further features include a garage and residents parking and beautifully maintained communal gardens.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

## Entrance Hall
Double glazed window to front, fitted carpet, textured ceiling, stairs to first floor.

## Landing
Airing cupboard housing, hot water tank, fitted carpet, access to loft hatch, door to Storage cupboard with underfloor heating controls, door to:

## Kitchen
9' x 8'4" (2.74m x 2.54m)
Fitted with a matching range of with base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear aspect, tiled flooring

## Living Room
14'3" max x 13'5" (4.34m max x 4.09m)
Two uPVC double glazed windows to front aspect, fitted carpet, under floor heating, TV point, coving to ceiling.

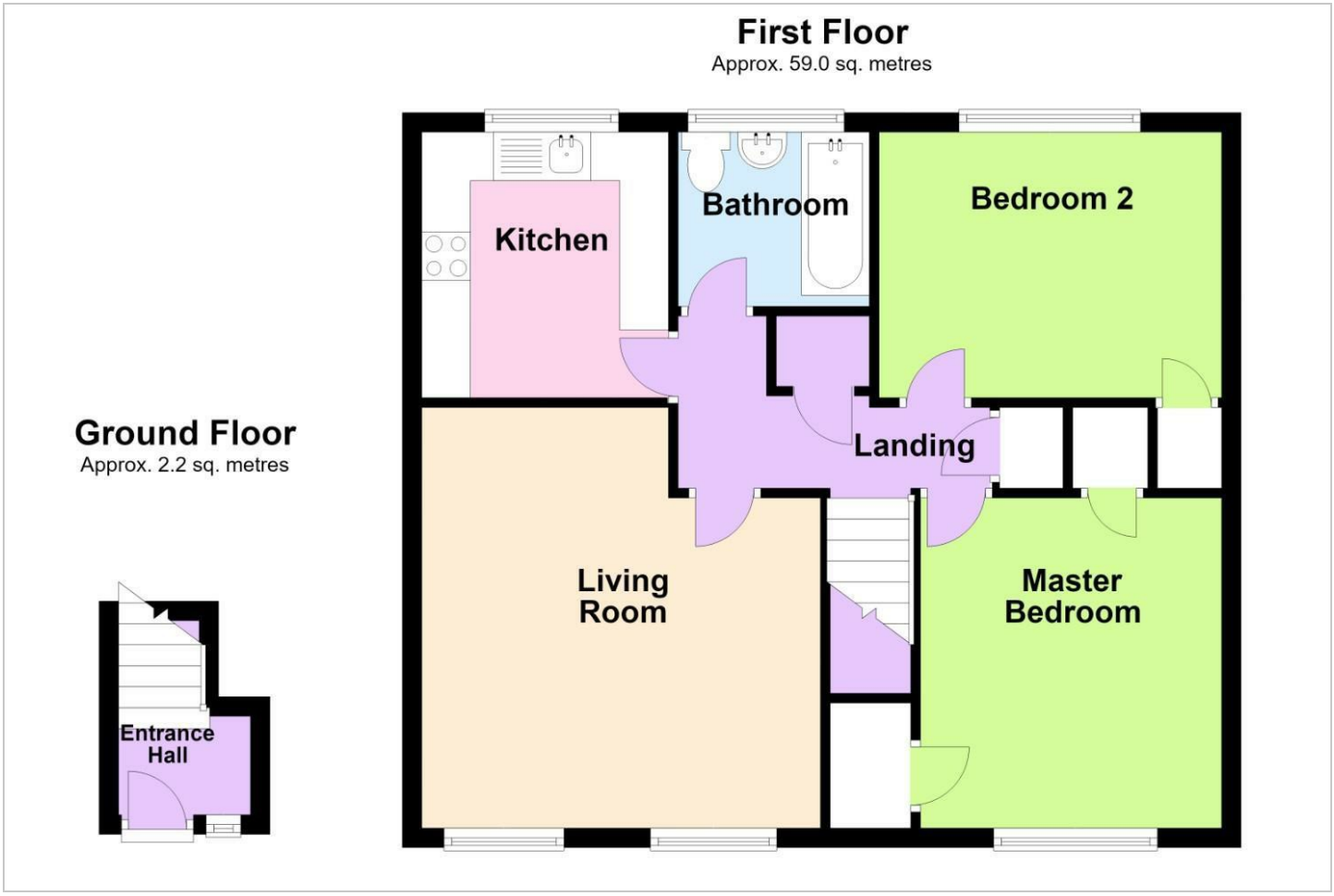
## Master Bedroom
11'2" x 10'2" (3.40m x 3.10m)
UPVC double glazed window to front aspect, fitted carpet, under floor heating, built in wardrobes.

## Bedroom 2
11'7" x 9' (3.53m x 2.74m)
UPVC double glazed window to rear aspect, fitted carpet, under floor heating, door to Storage cupboard.

## Bathroom
Fitted with three piece suite with comprising, panelled bath with electric shower over, pedestal wash hand basin, low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect.

## Communal Areas
Well maintained communal gardens with washing lines, residents parking and garage in a block.

Floorplan


First Floor
Approx. 59.0 sq. metres
Kitchen
Bathroom
Bedroom 2
Landing
Living Room
Master Bedroom
Ground Floor
Approx. 2.2 sq. metres
Entrance Hall










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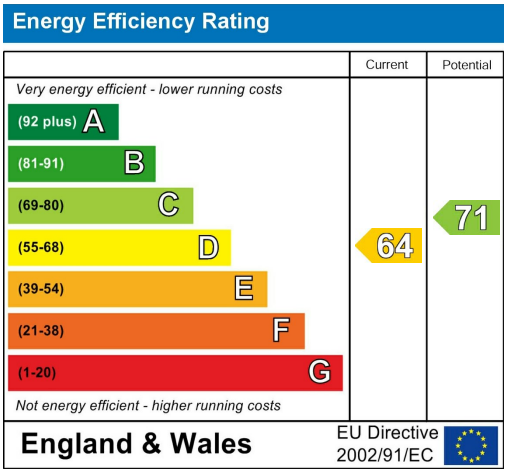


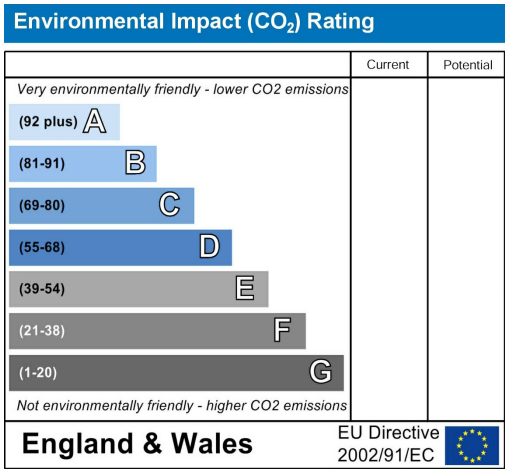






## Energy Efficiency Graph




## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map




Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman