

HUNTERS[®]

HERE TO GET *you* THERE



Station Road

Netley Abbey, Southampton, SO31 5AE

Asking Price £475,000



- Halls-Adjoining Semi Detached
- Off Road Parking
- Open Plan Kitchen Breakfast Room
- Village Location
- No Forward Chain

- Three Double Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom/Utility
- Good Size Rear Garden

Tel: 023 8045 8054

Station Road

Netley Abbey, Southampton, SO31 5AE

Asking Price £475,000



Ideally located within Netley Abbey, this delightful Halls-adjoining, semi-detached, period house offers a perfect blend of period character and modern living. Spanning an impressive 1,218 square feet, this family home boasts two reception rooms, an extended kitchen breakfast room and a downstairs cloakroom/utility room downstairs. Upstairs, there are three well proportioned bedrooms and a family shower room. Outside, the property benefits from parking for two/three vehicles, a valuable asset in this sought-after location. The rear garden is approximately 100ft and is ideal for relaxing and al-fresco entertaining. With its period charm and practical layout, this property presents a wonderful opportunity for those looking to settle in a vibrant and friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

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.

Front Approach

Hedge to front and sides, block paved driveway providing off road parking, wooden side gated access, Storm porch to front door.

Entrance Hall

Exposed wooden floorboards, smooth ceiling with recessed ceiling spotlights, fuse box, Under-stairs storage cupboard with gas and electricity meters, double radiator, stairs to first floor, door to:

Living Room

12'1" x 11'9" (3.68m x 3.58m)

Single glazed sash box windows to front aspect, radiator, exposed wooden floorboards, TV point, picture rail, coving to smooth ceiling .

Dining Room/Study

11'5" x 10' (3.48m x 3.05m)

Single glazed sash window to side aspect, radiator, recessed ceiling spotlights.

Kitchen/Breakfast Room

17'5" x 16'1" max (5.31m x 4.90m max)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, oven range oven with five ring gas hob, sash window to side aspect, double radiator, uPVC double glazed double doors to garden, coving to smooth ceiling, door to:

Cloakroom / Utility Room

Fitted two piece suite comprising closed coupled WC, inset wash hand basin with cupboards under, half height tiled walls, Obscure double glazed window to rear aspect, plumbing for washing machine, space for tumble dryer, wall mounted concealed gas combination boiler.

First Floor Landing

Exposed wooden flooring, radiator, picture rail, access to loft hatch part boarded loft with pull down wooden ladder and power and light point connected, door to:

Master Bedroom

16'8" x 12'1" (5.08m x 3.68m)

Two uPVC double glazed sash windows to front aspect, column radiator, exposed wooden floorboards

Bedroom 2

10'6" x 10' (3.20m x 3.05m)

Sash window to side aspect, radiator, exposed wooden floorboards, picture rail, decorative coving to smooth ceiling.

Bedroom 3

10' x 9'7" (3.05m x 2.92m)

Sash window to rear, radiator, picture rail, laminate flooring, smooth ceiling.

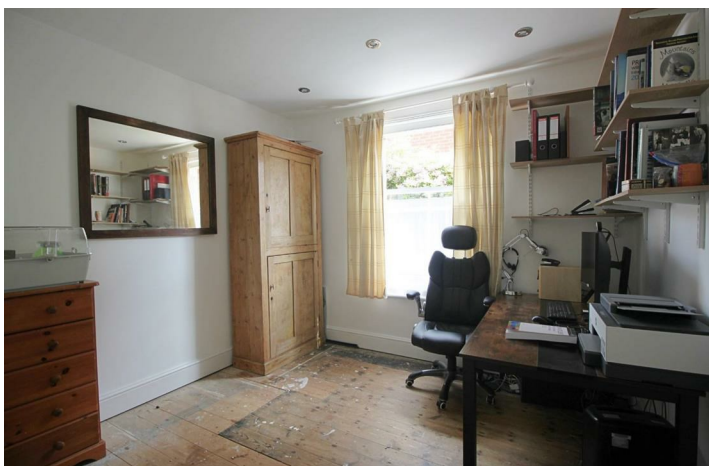
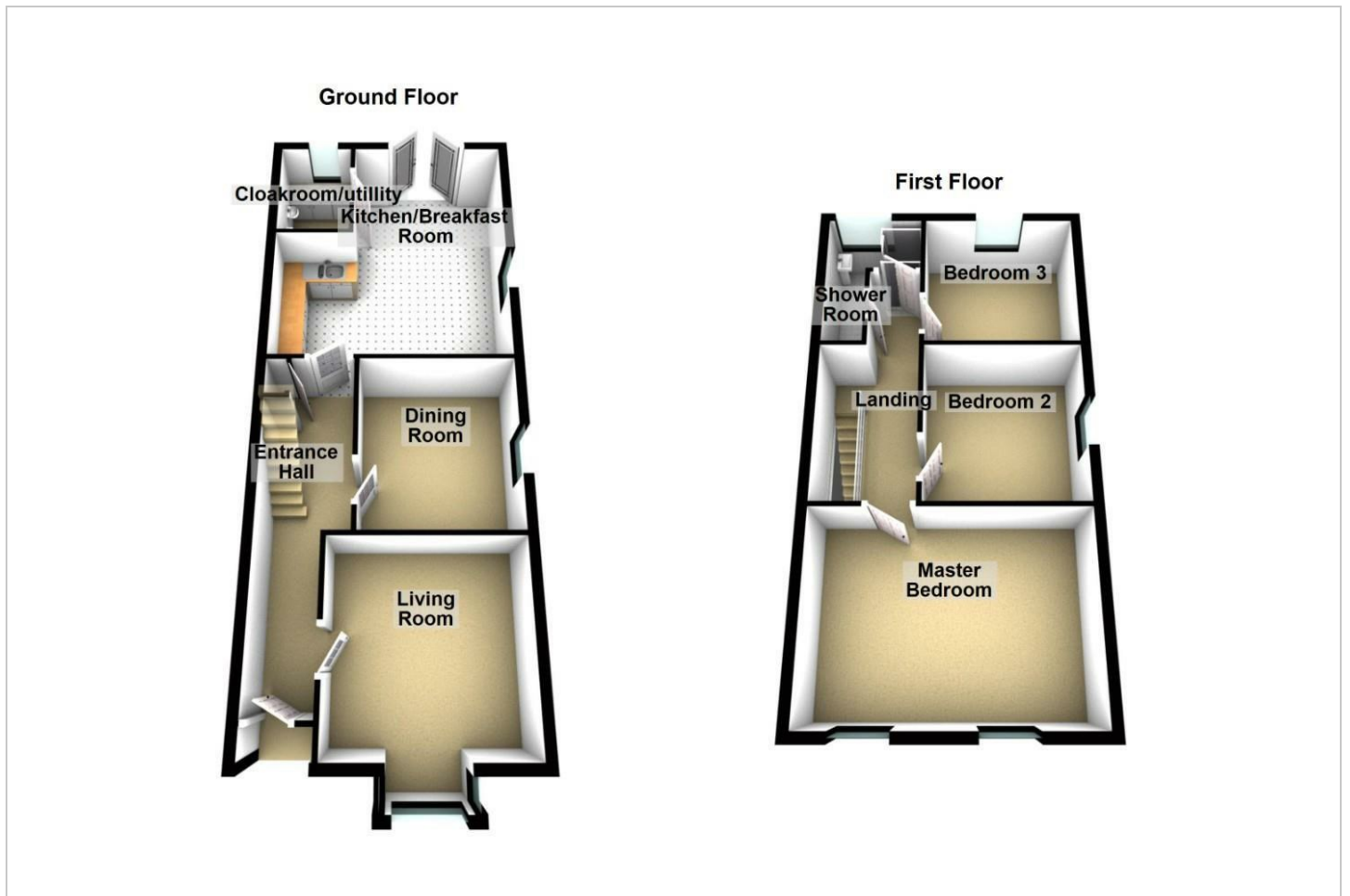
Shower Room

Fitted with three piece suite with recessed tiled shower enclosure with shower over and glass screen, fitted wash hand basin with cupboards under, low-level WC and heated towel rail, tiled surround, small opaque double glazed window to rear aspect, ceramic tiled flooring.

Rear Garden

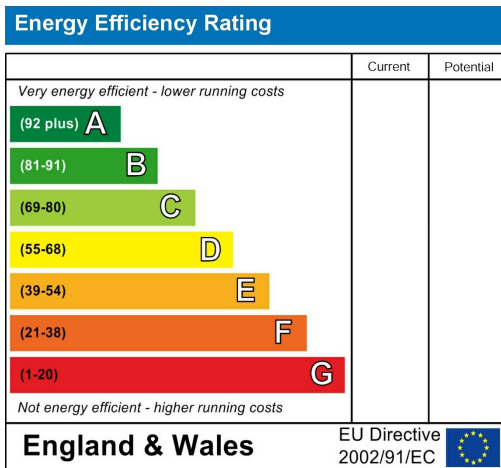
Approximately 100ft rear garden enclosed by Wooden panelled fence and mature hedge to rear and sides, mainly laid to lawn, raised timber decking seating area with wooden pergola over, garden shed, wooden side gated access

Floorplan





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





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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
<https://www.hunters.com>

