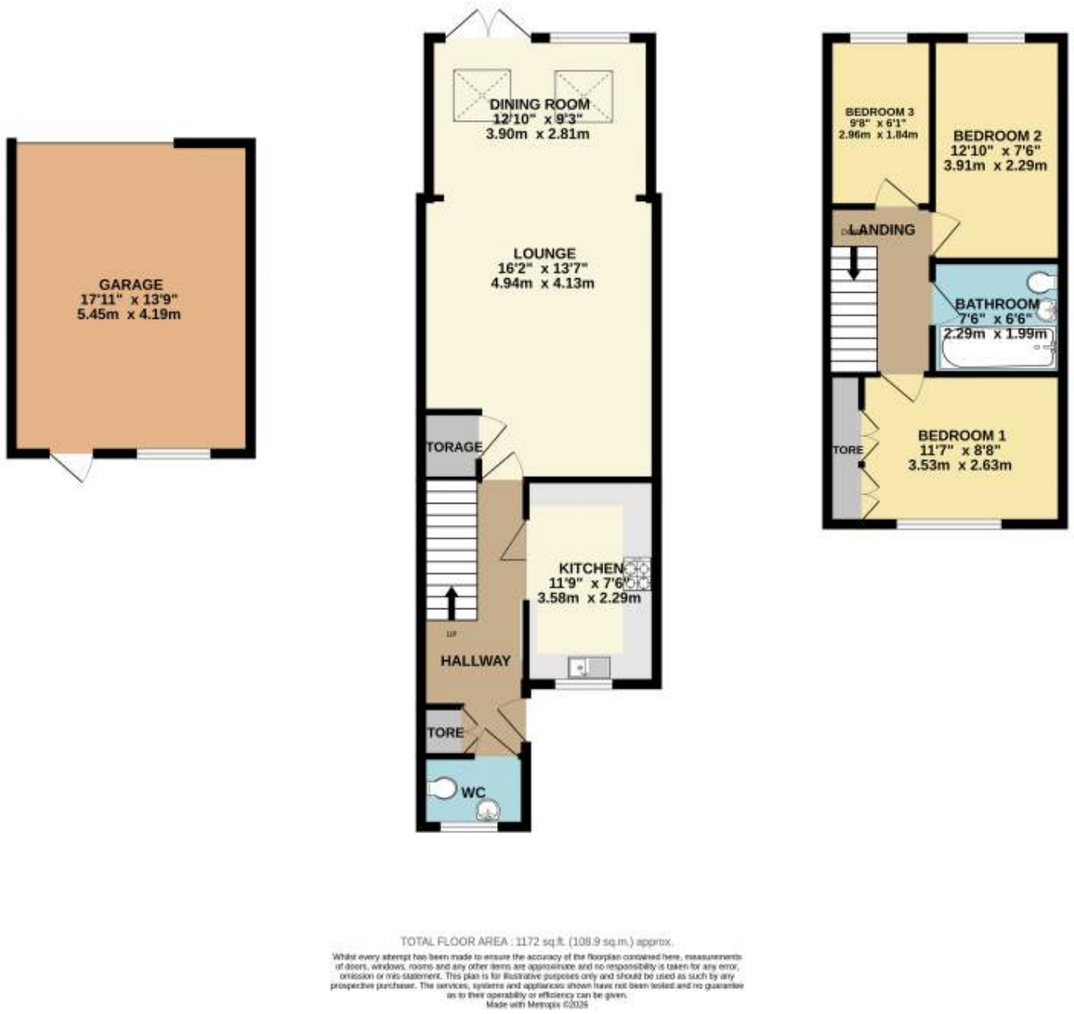


BRAMBLES

ASKING PRICE

£300,000

Freehold

Nettlestone, SO31 5GF

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



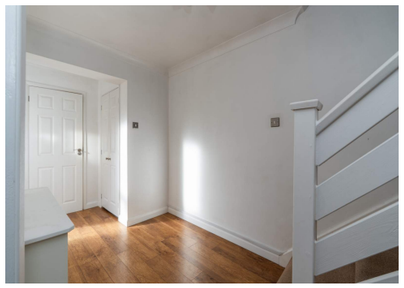
Nettlestone, Netley Abbey, SO31 5GF

3 Beds - 1 Baths

Brambles are pleased to welcome to the market this well-presented three-bedroom mid-terraced house, situated in a popular residential area of Netley Abbey. The property benefits from a one-and-a-half garage and a bright and spacious extended living/dining room.

FEATURES

- Situated in the sought after residential are of Netley Abbey
- Convenient downstairs WC
- Central heating and double glazing
- Driveway for two cars
- Large one and a half garage
- Extended bright and spacious living/dining room









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Situated in the popular area of Netley Abbey, the property is conveniently located close to local shops, schools and amenities. The nearby Royal Victoria Country Park offers beautiful walks, while Netley railway station provides links to Southampton and the surrounding areas. Excellent road connections are also available via the A27 and M27.

To the front of the property is a charming garden, neatly enclosed by a picket fence, creating an attractive approach to the home. Upon entering, you are welcomed by a spacious entrance hallway, which provides access to a useful downstairs WC. The ground floor is centred around a fantastic extended living/ dining room, offering a wonderful sense of space. The room benefits from Velux windows, French doors and an additional double-glazed window, allowing plenty of natural light to flood through and creating a bright and airy feel. The downstairs accommodation is completed by a well-presented kitchen. Moving upstairs, you will find a generous principal bedroom featuring a large fitted wardrobe, providing excellent storage, alongside a further double bedroom and a third bedroom. The first floor is completed by a three-piece family bathroom, which benefits from a lovely sun tunnel, allowing additional natural light into the room. Outside, the property continues to impress with a low-maintenance rear garden. A particularly appealing feature is the substantial one-and-a-half garage, complemented by a driveway to the front providing additional off-road parking for multiple vehicles a fantastic advantage for any prospective buyer.



Outside
Fully enclosed front garden by a timber picket fence, gated entrance, paved pathway leading to the front door, decorative shingle.

Hallway
UPVC door with double glazed opaque inserts, wooden
effect laminate flooring, skirting boards, stair case rising to the first floor, radiator, coving, storage cupboard with shelving.

Kitchen (11' 9" x 7' 6") or (3.58m x 2.29m)
Tiled flooring, bi-fold wooden door, matching base and wall cabinets, tiled splashbacks, stainless steel sink with a drainer and a chrome mixer tap, double glazed window to the front, space for a fridge freezer, washing machine and dishwasher, integrated four point gas hob burner, electric oven and grill, extractor hood, coving.

W.C
Continuation of the wooden effect laminate flooring, skirting board, radiator, low level WC with a push system, opaque double glazed window to the front, hand wash basin built into a vanity unit with a chrome mixer tap, built in shoe cabinet, coving.

Lounge (16' 2" x 13' 7") or (4.94m x 4.13m)
Fitted carpet, skirting boards, built in storage cupboard with shelving, radiator, coving.

Dining Room (12' 10" x 9' 3") or (3.90m x 2.81m)
Continuation of the fitted carpet, skirting boards, radiator, double glazed french doors and window to the back, two double glazed velux windows.





Landing
Fitted carpet, skirting boards, loft access, doors to all rooms, coving.

Bathroom (7' 6" x 6' 6") or (2.29m x 1.99m)
Vinyl flooring, skirting boards, low level WC with a concealed cistern, hand wash basin built with a chrome mixer tap built into a countertop vanity unit, ladder style chrome heated towel rail, partially tiled walls, panelled bath with a glass shower screen, chrome handheld shower attachment and bath tap, wall mounted cupboard with mirrors, sun tunnel, extractor fan, coving.

Bedroom 1 (11' 7" x 8' 8") or (3.53m x 2.63m)
Fitted carpet, skirting boards, double glazed window to the front, large fitted wardrobe, radiator, coving.

Bedroom 2 (12' 10" x 7' 6") or (3.91m x 2.29m)
Fitted carpet, skirting boards, radiator, double glazed window to the back, coving.

Bedroom 3 (9' 9" x 6' 0") or (2.96m x 1.84m)
Fitted carpet, skirting boards, double glazed window to the back, coving.

Garden
Fully paved, brick built garage to the rear.

Garage (17' 11" x 13' 9") or (5.45m x 4.19m)
Power and lighting, electric up and over door, UPVC door and a double glazed window.

Other
Eastleigh borough council tax band C - 2,084.51
Sellers position- No forward chain









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