

# HUNTERS<sup>®</sup>

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## Flint Close

Netley Common, Southampton, SO19 6RQ

Asking Price £310,000



- Three Bedrooms
- Garage & Driveway
- Cul De Sac Location
- Modern Shower Room
- Kitchen Breakfast Room

- Staggered End Of Terrace
- Downstairs Cloakroom
- Easy Access To M27
- Enclosed Rear Garden
- Vendor Suited

Tel: 023 8045 8054

# Flint Close

Netley Common, Southampton, SO19 6RQ

Asking Price £310,000



Situated in a quiet cul de sac location with easy access to local shops amenities and M27 sits this three bedroom property ideal for a first time buyer or young family. This spacious property is well presented throughout with upstairs accommodation comprising three bedrooms and modern shower room, downstairs offers a good size living room, kitchen breakfast room and downstairs cloakroom. Other features include a garage with driveway and front and rear gardens.

### Front Approach

Front garden, mainly laid to lawn with planted beds, paved pathway leading to front door with covered entrance. Driveway providing off road parking, leading to attached garage with up and over door.

### Entrance Hall

Double glazed front door, radiator, vinyl tiled flooring, stairs to first floor landing, doors to:

### Kitchen/Breakfast Room

10' x 8'6" (3.05m x 2.59m)

Fitted with a matching range of base and eye level units providing drawer and cupboard storage, worktop space with stainless steel sink and single drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, wall mounted gas boiler (approx 4 years old). double glazed window to front aspect, vinyl tiled flooring.

### Lounge/Diner

16'1" max x 15'3" (4.90m max x 4.65m)

Double glazed window to rear aspect, electric fireplace with feature stone effect surround and mantel, double radiator, fitted carpet with wood effect vinyl flooring (dining area) TV point, coving to ceiling, large under-stairs storage cupboard, double glazed double doors to garden.

### Cloakroom

Opaque double glazed window to front aspect, fitted with two piece comprising, wash hand basin with storage under and low-level WC, double radiator, vinyl tiled flooring.

### Landing

Fitted carpet, access to loft via hatch, airing cupboard with linen shelving, fitted carpet, doors to:

### Master Bedroom

11'11" x 8'6" (3.63m x 2.59m)

Double glazed window to rear aspect, built-in double wardrobes, radiator, fitted carpet.

### Bedroom 2

11'5" x 8'6" (3.48m x 2.59m)

Double glazed window to front aspect, radiator, fitted carpet, built-in double wardrobes.

### Bedroom 3

8'2" x 6'6" (2.49m x 1.98m)

Double glazed window to rear aspect, radiator, fitted carpet.

### ShowerRoom

Fitted with three piece suite with comprising, pedestal wash hand basin, tiled double shower enclosure with shower over and glass screen and low-level WC, extractor fan, opaque double glazed window to front aspect, radiator, vinyl tiled flooring.

### Garage

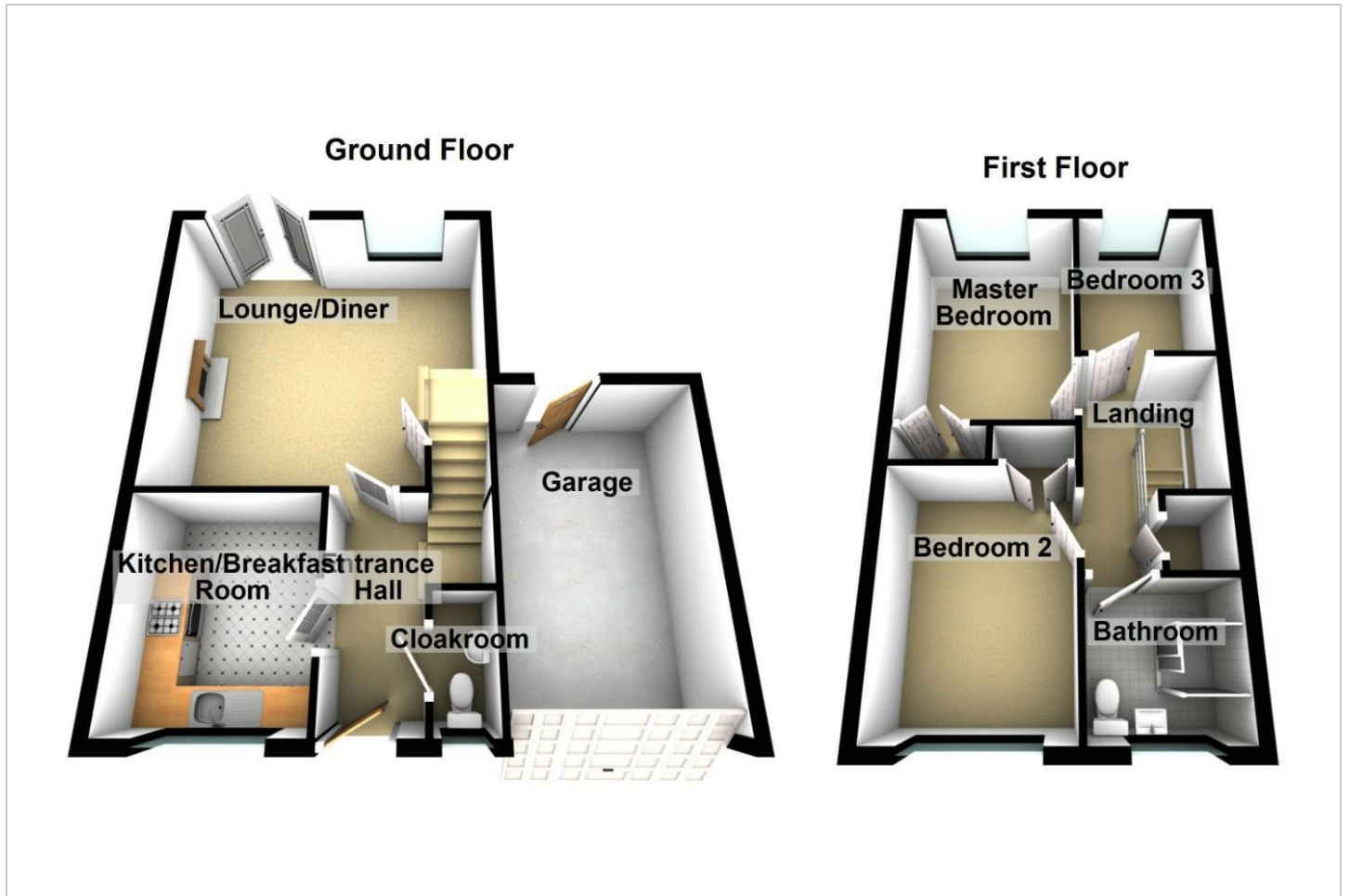
15'6" x 9'5" (4.72m x 2.87m)

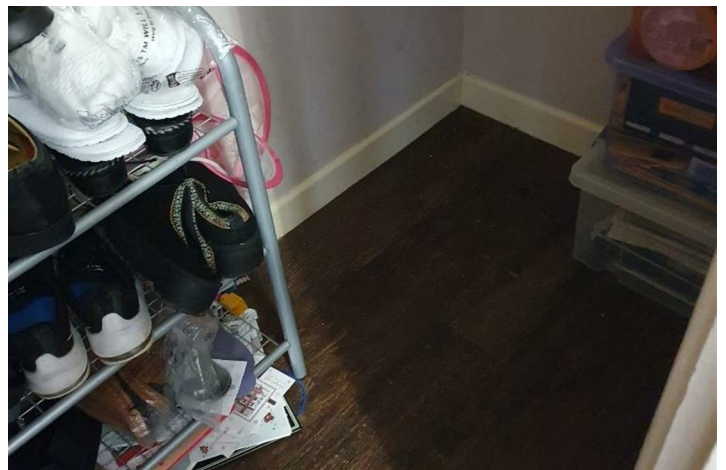
Attached brick built garage with rear courtesy door to garden, power and light connected, eave storage, up and over door.

### Rear Garden

Enclosed with wooden panel fencing, mainly laid to lawn with decked patio area. Access to garage via courtesy door and side access via pedestrian gate.

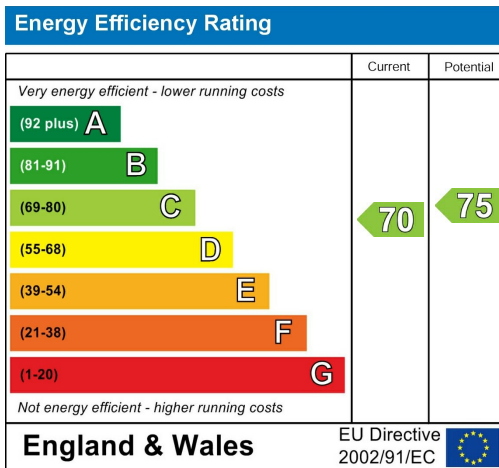
Floorplan







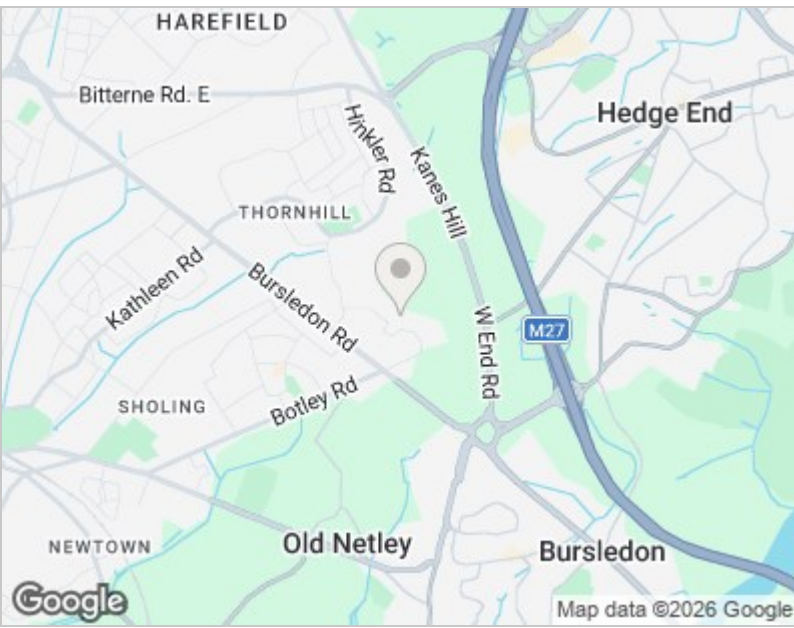
## Energy Efficiency Graph



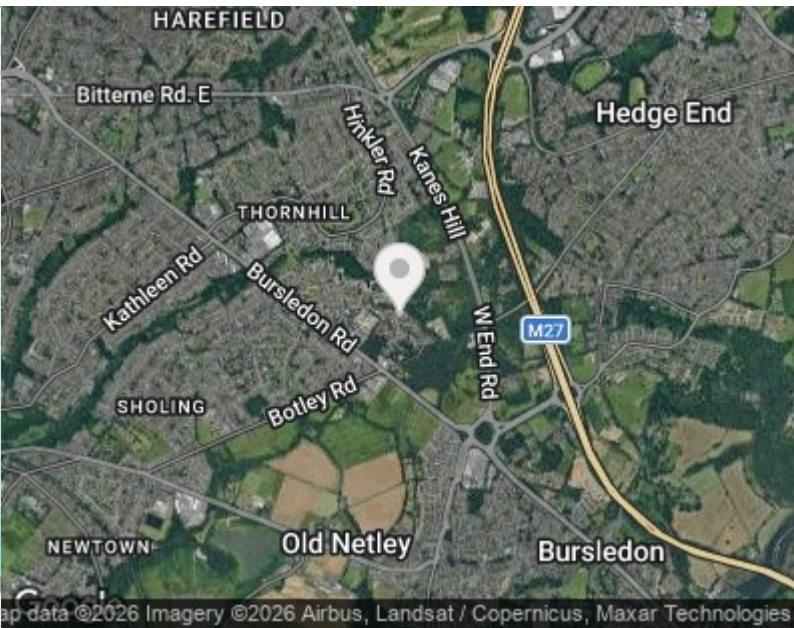
## Viewing

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.

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