



Kingston, Netley Abbey, Southampton SO31 5GT

welcome to

Kingston, Netley Abbey Southampton

* TWO BEDROOM TERRACED HOME * LOUNGE/DINER * MODERN KITCHEN & SHOWER ROOM * REAR GARDEN * OFF-ROAD PARKING FOR TWO CARS * DESIRABLE NETLEY ABBEY LOCATION * CLOSE TO LOCAL AMENITIES, SCHOOLS, TRAIN STATION AND COUNTRY PARK *

Front

Paved driveway, outside cupboard.

Entrance Porch

Outside cupboard, access to property.

Entrance Hall

Access to all rooms, storage cupboard, leading to;

Lounge/Diner

16' 9" x 11' 7" (5.11m x 3.53m)

Laminate flooring, dining space, gas radiator, double glazed sliding doors leading to garden.

Kitchen

10' 8" x 5' 4" (3.25m x 1.63m)

Wall and base cupboard units, ample worktop space, electric oven, hob, overhead extractor, space for white goods, splash back tiles, stainless steel sink and drainer, double glazed window to the front aspect.

Landing

Access to all rooms, leading to;

Bedroom One

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to the rear aspect, laminate flooring, storage space, gas radiator.

Bedroom Two

11' 7" x 8' 6" (3.53m x 2.59m)

Double glazed window to the front aspect, laminate flooring, gas radiator.

Shower Room

Walk-in shower, low level w/c, wash hand basin with storage underneath, tiled walls, heated towel rail, extractor fan.

Rear Garden

West facing rear garden with patio area for seating, laid to lawn, wooden shed, rear access.





Located in the highly sought-after area of Netley Abbey, this well-presented two bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The ground floor features a modern fitted kitchen and a spacious lounge/diner to the rear of the property, with access to the rear garden. Upstairs, the property benefits from two good-sized bedrooms and a family shower room, offering comfortable accommodation throughout.

Externally, the home enjoys a good-sized West-facing rear garden, which gets the sun all afternoon, along with the added advantage of allocated parking for two cars.



Situated in a fantastic location, the property is within easy reach of a range of local amenities, well-regarded schools, and Netley railway station, providing excellent transport links. The stunning Royal Victoria Country Park, with its picturesque waterfront walks and open green spaces, is also just a short distance away.

Early viewing is highly recommended to appreciate both the accommodation and superb location on offer.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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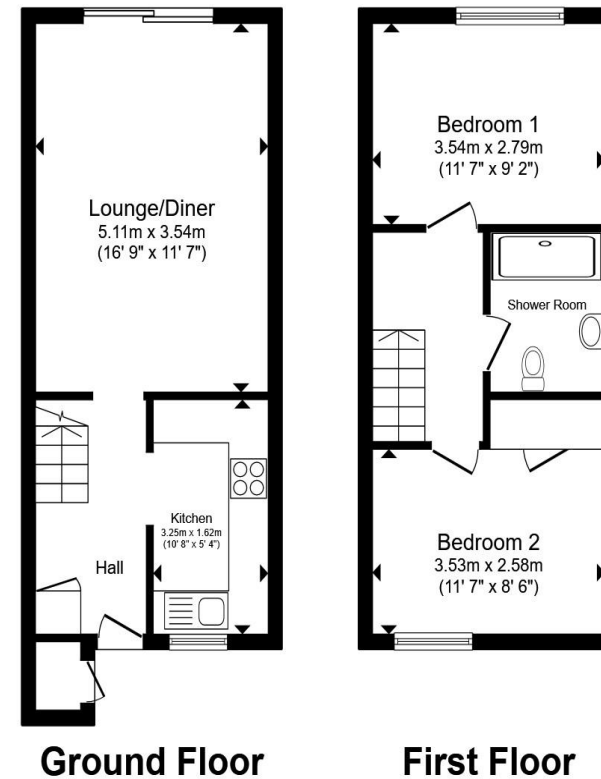
Kingston, Netley Abbey Southampton

- Terraced House
- Two Bedrooms
- Desirable Netley Abbey Location
- Good-Size Rear Garden
- Two Parking Spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Total floor area 60.6 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
BIT113369 - 0007

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