



## Chillerton

Netley Abbey, SO31 5GU

Asking Price £260,000



- Ideal First Time Buy/Investment
- Ample Off Road Parking
- Easy Access To Shops & Amenities
- Enclosed Rear Garden
- Cul De Sac Location

- Two Double Bedrooms
- In Good Decorative Order
- Double Glazed & Gas Central Heating
- Early Viewings Are Advised

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Hunters Estate Agents are pleased to bring to the market this well presented two bedroom situated in the sought after area of Ingleside. The property would be an ideal first time buyer or investment opportunity comprising two double bedrooms, bathroom, good size lounge/diner, modern fitted kitchen. Further benefits include gas central heating, double glazed throughout, parking for several vehicles and a good size rear garden.

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.

### Enclosed Porch

With matwell, door to:

### Living Room

20'4" max x 11'8" (6.20m max x 3.56m)

Double glazed window to front aspect, two double radiators, laminate flooring, TV point, stairs to first floor, door to:

### Fitted Kitchen

11'8" x 7' (3.56m x 2.13m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer built-in electric oven, four ring gas hob with extractor hood over, tiled splash backs, double glazed window to rear aspect, ceramic tiled flooring, wall mounted concealed combination boiler, double glazed door to garden.

### Landing

9'4" x 5'9" (2.84m x 1.75m)

Fitted carpet, access to loft, door to Storage cupboard, door to:

### Master Bedroom

11'8" x 9'3" (3.56m x 2.82m)

Double glazed window to rear aspect, built-in double wardrobe(s) with hanging rails, radiator, fitted carpet.

### Bedroom 2

11'8" x 8'5" (3.56m x 2.57m)

Double glazed window to front aspect, built-in double wardrobe(s) with hanging rails and shelving, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and glass screen protector, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, radiator, vinyl flooring.

### Rear Garden

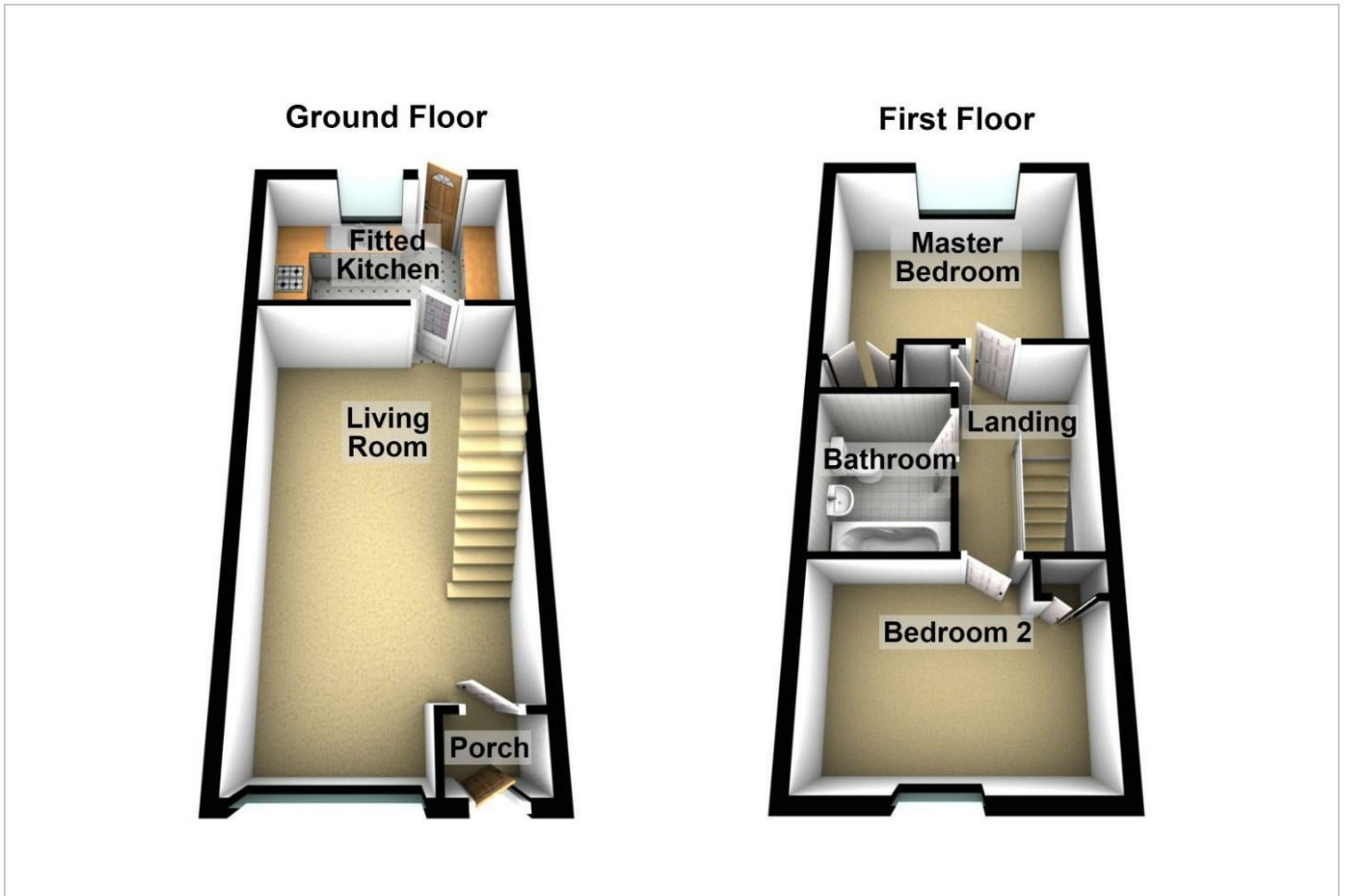
Enclosed by wooden panelled fence to rear and

sides, paved patio seating area, remainder is artificial lawn with flower and shrub borders, further timber decking seating area, garden shed, wooden rear gated access.

### Outside

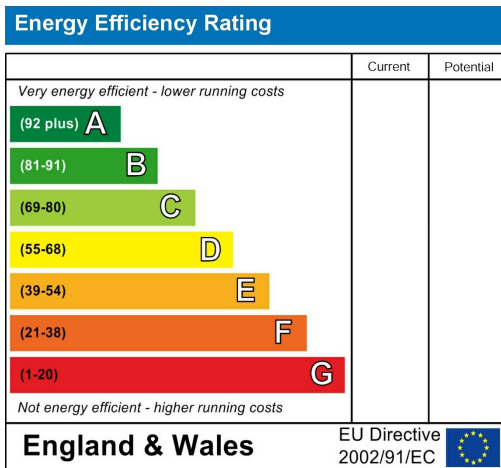
To the rear of the property offers a tandem length driveway and parking to front of property as well.

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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