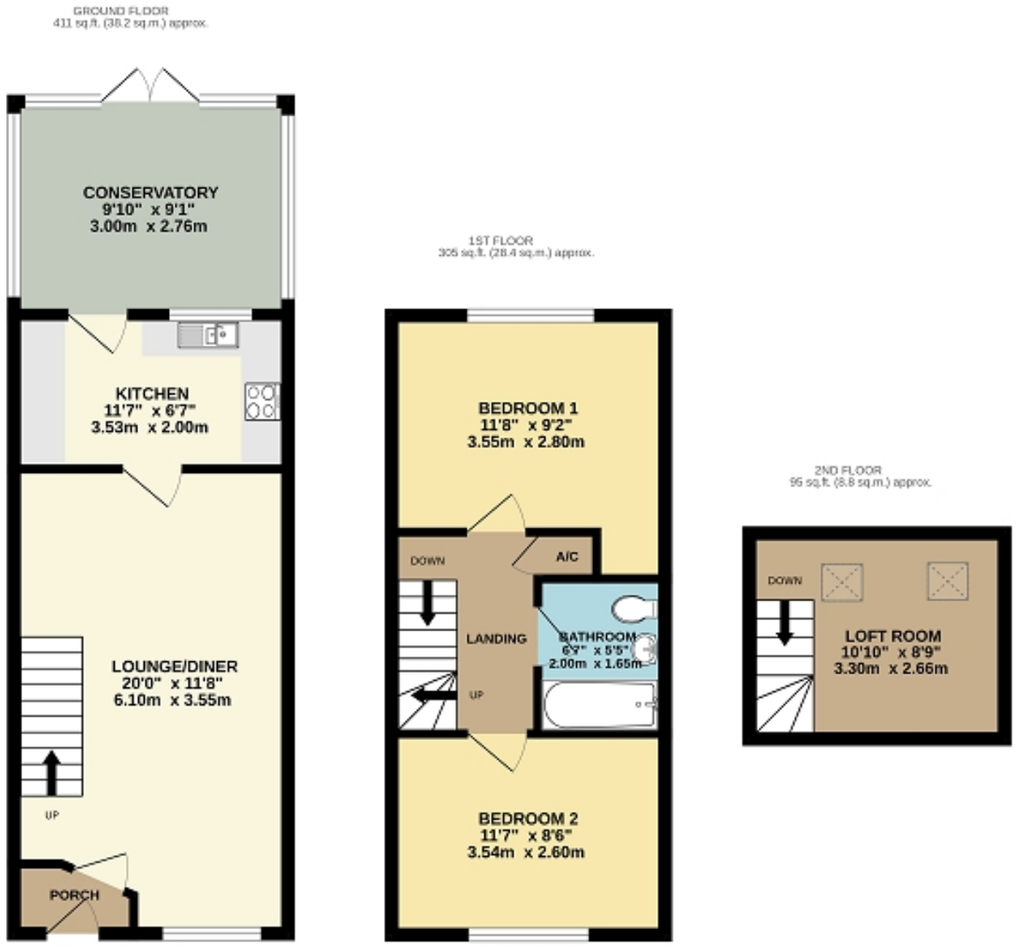


TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRAMBLES

ASKING PRICE

£250,000

Freehold

Gatcombe, SO31 5PX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Gatcombe, Netley Abbey, SO31 5PX

2 Beds - 1 Baths

Brambles are delighted to welcome to the market this two-bedroom mid-terrace home, situated in the ever-popular area of Netley, benefiting from a useful loft room and allocated parking.

FEATURES

- Quiet cul-de-sac location in the sought after village
- Double glazing and central heating
- Allocated parking
- Multi-functional loft room
- Conservatory and a low maintenance garden
- No onward chain
- Ideal for first-time buyers









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Nestled in a quiet cul-de-sac in the ever-popular village of Netley Abbey, this well-positioned three-bedroom terraced home is offered with no onward chain. The property is just a short walk from local shops and eateries, as well as the popular Royal Victoria Country Park. Netley train station provides direct links to Southampton City Centre, while the nearby M27 offers convenient road connections to Southampton and surrounding areas.
Upon entering, you are welcomed by a useful entrance porch, providing an ideal space for coats, shoes and everyday essentials. From here, you are led through to a spacious lounge/diner, offering plenty of room for both relaxing and entertaining. The staircase to the first floor is also conveniently accessed from this room.
To the rear of the property is the kitchen, which offers a practical layout and provides an excellent opportunity for a buyer to personalise and update to their own taste. A door leads through to the conservatory, a valuable addition to the home which provides further versatile living space and creates a lovely connection between the house and garden. The conservatory benefits from double glazing and also features a handy wall-mounted water tap.
Outside, the rear garden has been designed with ease of maintenance in mind and offers the added benefit of rear access. The property also benefits from allocated parking, providing convenient off-road parking.
Moving upstairs, the first floor offers two well-proportioned double bedrooms, alongside a three-piece family bathroom.
One of the property's more distinctive features can be found from the first-floor landing, where a further staircase leads to a useful loft room. This versatile space offers a range of potential uses, whether as a home office, hobby room, additional sleeping accommodation or simply valuable storage space. A Velux window allows natural light to fill the room, while access hatches to the eaves provide further useful storage.



Outside
Laid to lawn, flower bed, paved pathway leading to the front door, storage cupboard, tiled porch canopy.

Porch (2' 11" x 4' 6") or (0.90m x 1.37m)
UPVC door with a double glazed glass insert, fuse box, coving, skirting boards, coir matt.

Lounge/diner (20' 0" x 11' 8") or (6.10m x 3.55m)
Fitted carpet, skirting boards, double glazed window to the front, coving, two radiators, stair case rising to the first floor.

Kitchen (6' 7" x 11' 7") or (2.0m x 3.53m)
Tiled flooring, matching base and wall cabinets with display units, chipboard worktops, space for fridge, cooker and dishwasher, tiled splash backs, one and a half sink with a drainer and a chrome mixer tap, extractor fan, double glazed window and UPVC door to the conservatory, radiator.

Conservatory (9' 1" x 9' 10") or (2.76m x 3.0m)
Dwarf-wall conservatory with a polycarbonate roof, wall mounted water tap, wooden effect laminate flooring, double glazed windows to surround and UPVC door to the garden.

Bathroom (5' 5" x 6' 7") or (1.65m x 2.0m)
Vinyl flooring, chrome ladder style heated towel rail, panelled bath with a shower glass screen, chrome mixer tap and a handheld shower attachment, tiled walls, pedestal hand wash basin with a chrome mixer tap, low level WC with a push system, wall mounted mirrored bathroom cabinet, extractor fan, coving.



Landing (9' 1" x 5' 9") or (2.78m x 1.75m)
Fitted carpet, storage cupboard housing a combi boiler with shelving, doors leading to all rooms, staircase to the loft room.

Bedroom 1 (9' 2" x 11' 8") or (2.80m x 3.55m)
Fitted carpet, skirting boards, double glazed window to the back, radiator, ceiling fan, wall mounted bedroom lights.

Bedroom 2 (8' 6" x 11' 7") or (2.60m x 3.54m)
Fitted carpet, skirting boards, double glazed window to the front, radiator, coving.



Loft room (8' 9" x 10' 10") or (2.66m x 3.30m)
Fitted carpet, two eaves storage hatches, radiator, skirting boards, two velux windows.

Garden
Mostly paved, fully enclosed by a wooden fence, rear access.

Other
Eastleigh Borough Council Tax Band B Charges £1,879.51 for 2026/27
Vendors Position: No forward chain









Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.