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Chillerton

Netley Abbey, SO31 5GU

Guide Price £300,000

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- GUIDE PRICE £300,000 - £315,000
- Off Road Parking
- Conservatory
- Double Glazed
- No Forward Chain
- Semi Detached Home
- Cul De Sac Location
- Private Rear Garden
- Gas Central Heating
- Excellent Decorative Order

Tel: 023 8045 8054

Chillerton

Netley Abbey, SO31 5GU

Guide Price £300,000







GUIDE PRICE £300,000 - £315,000. A wonderful opportunity to acquire this three bedroom semi detached in the desirable area of Ingleside, Netley Abbey. The property is offered in excellent decorative order, with no forward chain. Briefly the accommodation comprises; Entrance Porch, Living Room, Kitchen / Dining Room, and a Conservatory downstairs. Upstairs features Three Bedrooms and family Bathroom. The property further benefits from having a driveway providing off road parking for several vehicles and a low maintenance enclosed 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.

Front Approach
Driveway to side providing parking for several vehicles, side gated access.

Living Room
14'8" x 14'7" (4.48m x 4.45m)
Double glazed window to front aspect, double radiator, Tv point, Telephone point, laminate flooring, stairs to 1st floor landing, door to:

Kitchen/Breakfast Room
14'7" x 9'5" (4.45m x 2.88m)
Fitted with a matching range of base and eye level units and drawers with worktops over, and unit under lighting, stainless steel sink unit with single drainer and mixer tap, space and plumbing for washing machine, space for fridge freezer and dishwasher, built in eye level electric double oven with inset four ring gas hob, double glazed window to rear aspect, wall mounted boiler, radiator, tiled flooring, double glazed French doors to:

Conservatory
PVCu double glazed construction, tiled flooring, doors to garden patio.

Landing
Obscure double glazed window to side aspect, access to part boarded loft via hatch with pull down ladder, fitted carpet, door to:

Master Bedroom
11'5" x 8'5" (3.5m x 2.57m)
Double glazed window to front elevation, radiator, laminate flooring, over stairs recess with hanging rails.

Bedroom 2
9'5" x 6'6",88'6" (2.88m x 2,27m)
Double glazed window to rear aspect, double radiator, laminate flooring.

Bedroom 3
8'5" x 5'10" (2.57m x 1.78m)
Double glazed window to front elevation, double radiator, laminate flooring.

Family Bathroom
Fitted three piece suite comprising panelled bath with shower over glass screen protector, , pedestal wash hand basin, low level WC, tiled splashbacks, wall mounted heated towel rail, tiled flooring, obscure double glazed window to rear aspect.

Rear Garden
Enclosed by wooden panelled fence to rear and sides, paved patio seating area, remainder is laid to lawn with planted beds, wooden shed, garden tap, double gated access to siide.

Floorplan


Approx. 48.9 sq. metres (526.4 sq. feet)
Conservatory
Kitchen/Dining Room
Living Room
Porch
First Floor
Approx. 32.7 sq. metres (352.0 sq. feet)
Bathroom
Bedroom 2
Landing
Bedroom 1
Bedroom 3













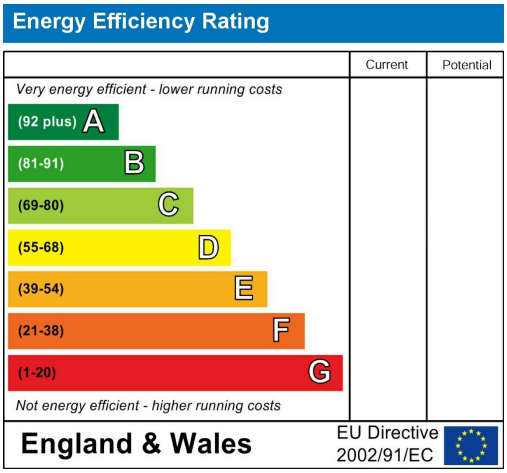


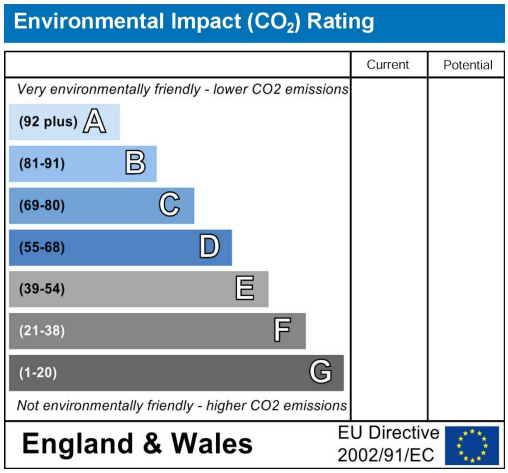






Energy Efficiency Graph





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



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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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The Property Ombudsman