



## Waverley Avenue

Netley Abbey, Southampton, SO31 5AR

Offers In Excess Of £375,000



- THREE BEDROOMS
- BAY FRONTED PERIOD PROPERTY
- KITCHEN/BREAKFAST ROOM
- UPSTAIRS WC
- LOW MAINTENANCE REAR GARDEN

- SEMI DETACHED
- SOUGHT AFTER LOCATION
- DOWNSTAIRS BATHROOM
- EASY ACCESS TO AMENITIES
- EARLY VIEWINGS RECOMMENDED

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Hunters are delighted to offer this charming three bedroom semi detached, character property situated in a desirable cul de sac. Located with easy access to Netley Abbey train station, bus stop and Victoria Country Park. The property is in good decorative order with a light and airy feel throughout, courtyard rear garden, open plan newly fitted kitchen/breakfast room, living room, downstairs bathroom, three bedrooms upstairs with a separate WC.

### Front Approach

Brick wall to front with gated access.

### Porch

Door to:

### Living Room

11'2" x 11' (3.40m x 3.35m)

Double glazed bay window to front aspect, chimney breast with feature fireplace oak mantle over, exposed wooden flooring, TV point, door to:

### Hallway

Storage cupboard, stairs to 1st floor, door to:

### Kitchen/Breakfast Room

18'2" x 11' (5.54m x 3.35m)

Fitted with a matching range of base and eye level units and drawers with worktop space over matching island unit with breakfast bar and cupboards under, induction hob and built in oven, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, two double glazed windows to side aspect, double radiator, exposed wooden flooring and part tiled flooring, recessed ceiling spotlights, open plan to:

### Inner Hallway

Doors to:

### Utility

7'8" x 3'3" (2.34m x 0.99m)

Plumbing for washing machine, small double glazed window to side aspect, wall mounted gas combination boiler

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level, tiled surround, uPVC double glazed window to rear aspect, double radiator.

### First Floor Landing

Access to loft hatch, Doors to:

### Master Bedroom

11' x 10'2" (3.35m x 3.10m)

Double glazed bay window to front aspect, radiator, fitted carpet, chimney breast,

### Bedroom 2

7'9" x 7'7" (2.36m x 2.31m)

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

### Bedroom 3

10'1" x 7'7" (3.07m x 2.31m)

Skylight, fitted carpet.

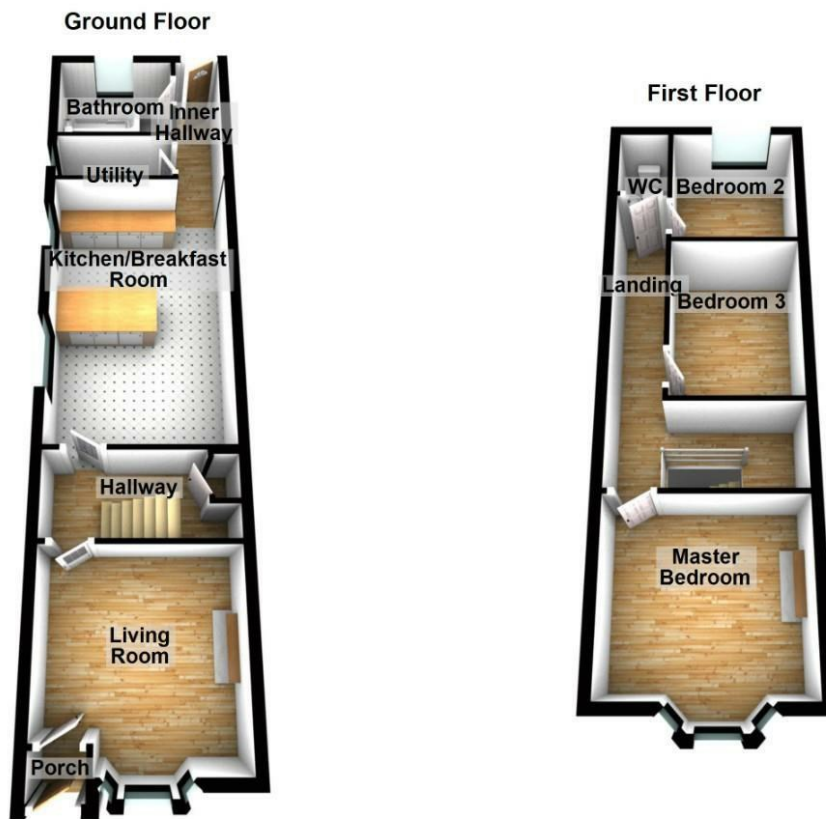
### WC

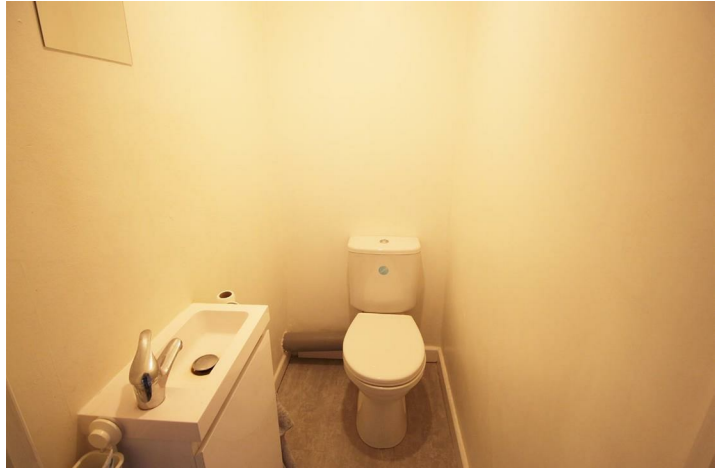
Fitted with two piece suite inset wash hand basin with storage under and low-level WC.

### Rear Garden

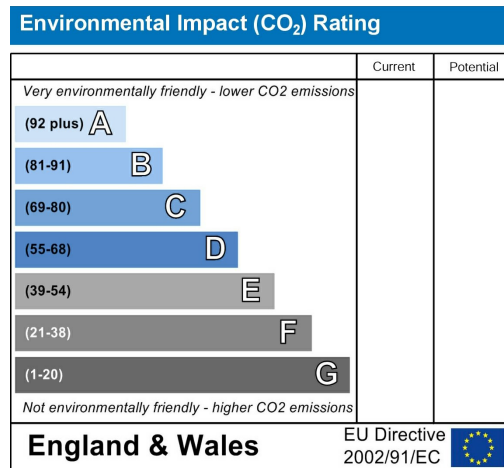
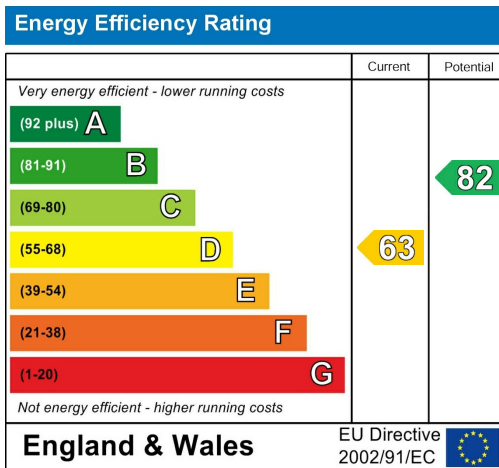
Low maintenance courtyard garden, enclosed by brick wall and fence to rear and sides, block paved patio.

# 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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