



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

Made with floorplan 02/2024



BRAMBLES

ASKING PRICE

£289,950

Freehold

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Gatcombe, Netley Abbey, SO31 5PX

3 Beds - 1 Baths

Perfect for first-time buyers and investors alike, this appealing three-bedroom end of terrace house offers bright and versatile accommodation, a private driveway providing off-street parking for one car, and a west-facing rear garden with convenient rear access.

FEATURES

- Quiet cul-de-sac location in the sought-after village of Netley Abbey
- Ideal for first-time buyers and investors
- Private driveway with parking for one car
- Conservatory overlooking the private rear garden
- Close to amenities, transport links, Royal Victoria Country Park and coastal walks
- No onward chain



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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. The accommodation begins with a useful entrance porch, leading into a bright and welcoming lounge positioned at the front of the property. From here, a door leads through to the good-sized kitchen at the rear, which is equipped with an integrated oven and hob. The kitchen provides direct access to a charming conservatory, featuring extensive glazing that creates a bright and airy space while offering pleasant views over the rear garden. The west-facing garden provides an attractive outdoor space to enjoy, with the added benefit of convenient rear access. Upstairs, the property offers three bedrooms and a family three-piece bathroom. The master bedroom benefits from built-in storage, as well as access to the attic space, providing useful additional storage. Externally, the property benefits from a private front driveway with parking for one vehicle, while the west-facing rear garden offers a pleasant outdoor space and the convenience of rear access.



Outside
Private driveway for one vehicle, with the remaining area predominantly laid to lawn. Patio leading to front door with brick built storage shed.

Porch
UPVC composite door with opaque double glass inserts. Storage unit housing the consumer unit board. Laminate wooden effect flooring.

Kitchen (14' 8" x 9' 5") or (4.47m x 2.87m)
Double glazed window to the conservatory. Double glazed french doors to the conservatory. Matching wall and base units with chipboard worktops. Integrated single fan oven and four piece gas hob burner. Pull out extractor hood. Space for washing machine, fridge and freezer as well as plumbing for a dishwasher. Stainless steel sink with chrome style mixer tap. Laminate wooden effect flooring. Inset spotlights. Storage cupboard housing a baxi boiler.

Conservatory (11' 1" x 10' 4") or (3.39m x 3.15m)
Double glazed windows to surround. Double glazed sliding doors to the garden. Continuation of the laminate wooden effect flooring. Radiator. Double glazed sliding patio doors to the garden.

Landing
Carpet. Skirting boards. Loft access. Doorways leading to all rooms on the first floor.



Bedroom 1 (14' 8" x 8' 10") or (4.47m x 2.70m)
Carpet. Skirting boards. Double glazed window to the front. Storage cupboard over stairs housing a loft hatch.

Bedroom 2 (9' 1" x 8' 10") or (2.76m x 2.70m)
Carpet. Skirting boards. Radiator. Double glazed window to the rear.

Bedroom 3 (8' 4" x 5' 10") or (2.55m x 1.77m)
Radiator. Skirting boards. Double glazed window to the front.

Bathroom (6' 11" x 5' 9") or (2.11m x 1.74m)
Tiled flooring. Low level WC with a push system. Built in hand wash basin set in a vanity unit with chrome mixer hot and cold tap. Panelled bath with glass shower screen and a showerhead attachment and chrome mixer tap. Tiled walls to surround. Opaque double glazed window facing the rear. Radiator. Skirting boards. Extractor fan.

Garden
Paved patio. Partially laid to lawn. Paved pathway leading to the rear access. Storage shed. Fully enclosed via fencing.

Other
Eastleigh Borough Council Tax Band C - £2,084.51 2025/



26 charges. No onward chain.



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