HUNTERS®

HERE TO GET *you* THERE



17 Abbey Hill

Netley Abbey, Southampton, SO31 5FB

Asking Price £175,000

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- Ideal First Time Buy/Investment
- Lower Ground Floor
- Open Plan Living Space
- Immaculately Presented
- Utility Room
- One Bedroom Maisonette
- Allocated & Visitor Parking
- Electric Under floor Heating
- Close To Southampton Water
- No Forward Chain

Tel: 023 8045 8054

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Asking Price £175,000







A wonderful first time buy or investment opportunity to purchase this spacious and well presented one bedroom ground floor maisonette situated a stones throw from Southampton Water. The property is situated in secluded nature reserve, and features include residents and visitor parking and generous well maintained communal gardens, and no forward chain.

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.

Entrance Hall

LVT Under floor heating, smooth ceiling with spotlights, door to airing cupboard housing tank, double doors to:

Open Plan Living room/Kitchen

(Kitchen Area) Fitted with modern matching base units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge and freezer, built-in electric oven.

Double glazed bow window to side aspect with coloured glass, three double glazed windows to front, electric under floor heated LVT flooring, TV point, recessed ceiling spotlights.

Main Bedroom

Double glazed windows to side aspect, smooth ceiling, LVT under floor heating..

Bathroom

Fitted with three piece suite comprising panelled bath with shower over mixer taps and glass screen, pedestal wash hand basin, low-level, heated towel rail, tiled under floor heated flooring with ceiling spotlight

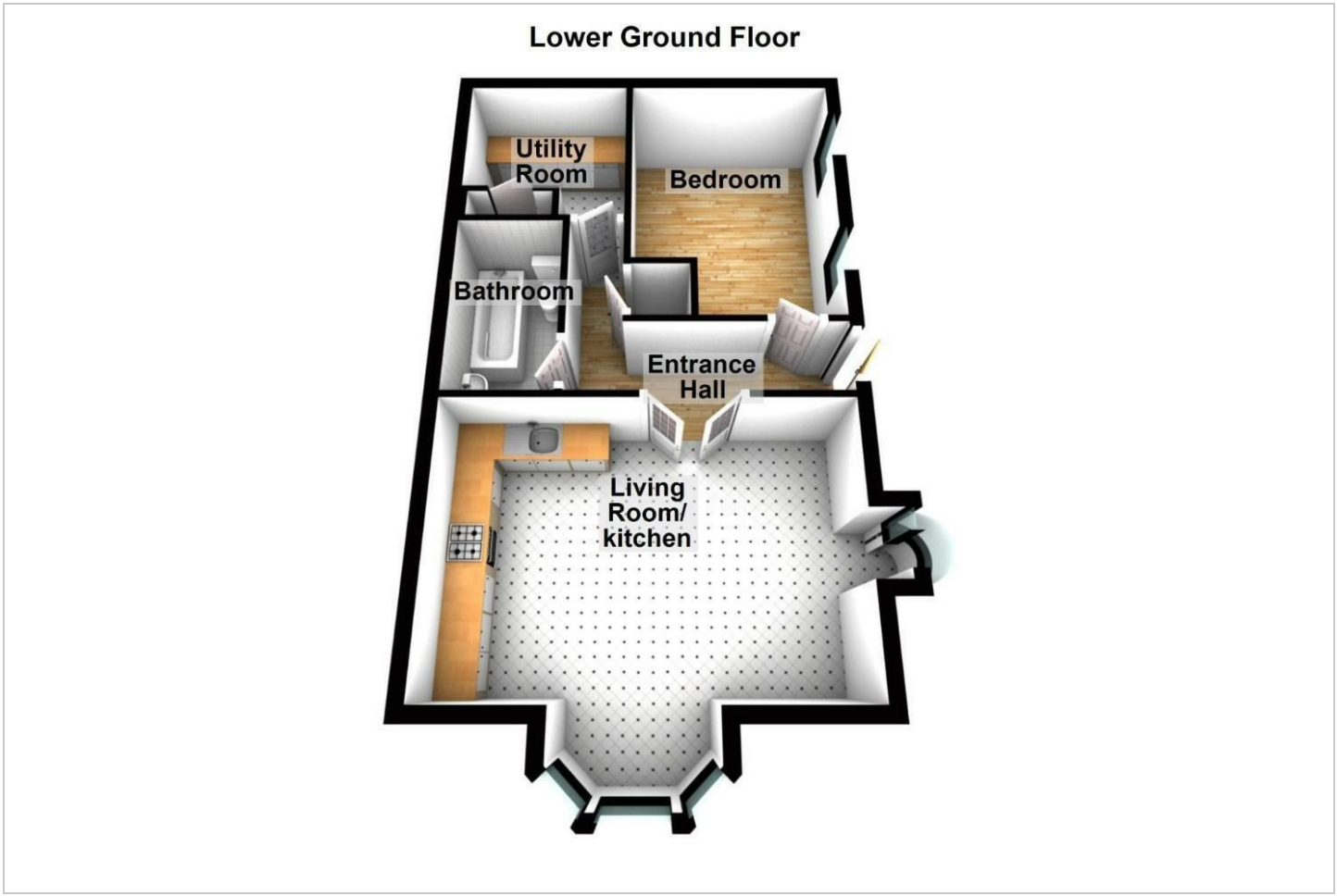
Utility Room

Fitted with matching base units with worktops over, plumbing for washing machine, integrated dishwasher, smooth ceiling with spotlights, LVT under floor heating.

Communal Grounds

Situated in a nature reserve, with Well maintained communal gardens with pond and washing lines, allocated and visitor parking spaces.

Floorplan


Lower Ground Floor
Utility Room
Bedroom
Bathroom
Entrance Hall
Living Room/ kitchen



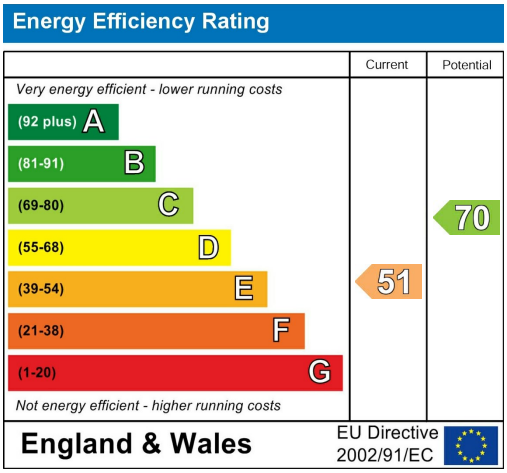


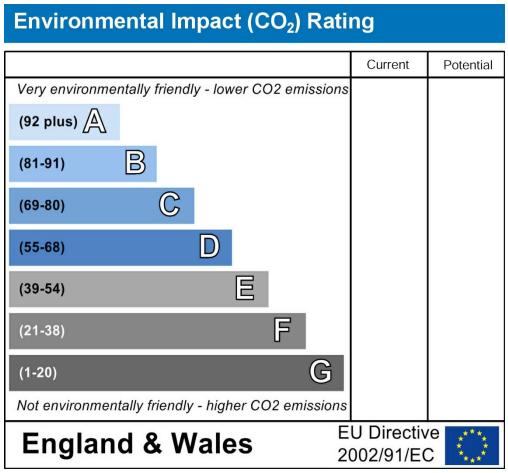






Energy Efficiency Graph





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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
https://www.hunters.com

The Property Ombudsman