



97 Woolston Road, Netley Abbey, SO31 5FN

In Excess of £315,000

WHITE & GUARD

97 Woolston Road

Netley Abbey, Southampton

INTRODUCTION

This beautifully presented, end terraced cottage benefits from driveway parking for up to three cars and a good-sized, landscaped rear garden.

The accommodation has been redecorated throughout by the current owners, with the ground floor comprising a well-proportioned living room, modern fitted kitchen and a spacious dining room, whilst upstairs there are two double bedrooms and a large, four-piece family bathroom.

LOCATION

The property benefits from being within walking distance of both Netley Abbey's Infant and Junior schools, the local church, pub and shoreline/beach, as well as the popular Royal Victoria country park.

Hamble, with its marinas and broad range of bars and restaurants, is only minutes away as are all main motorway access routes.

DIRECTIONS

Upon entering Woolston Road from Hound Way, follow the road along for some distance, where the property can be found on the left-hand side, just before the turning for Heath Gardens.

- FREEHOLD
- EPC GRADE C
- EASTLEIGH COUNCIL BAND B





GROUND FLOOR

The entrance door is located to the side of the property and leads through to the kitchen, which has a window to the rear and has been fitted with a contemporary range of wall and base units. There is a built-in oven and electric hob with extractor over, an integrated fridge, freezer and dishwasher, as well as space for a washing machine.

The dining room is a good-sized room with two windows to the side, an understairs storage cupboard, stairs to the first floor and a door leading out to the garden. There is wood effect laminate flooring and feature panelling to one wall, which continues through to the living room which faces the front of the property.

FIRST FLOOR

The light and spacious master bedroom has a window to the front and is beautifully decorated with a range of fitted wardrobes and drawers along one wall.

The second bedroom has built-in storage to one wall and overlooks the rear garden, whilst the large family bathroom has been fitted with a modern suite comprising a panel enclosed jet bath, separate shower cubicle, vanity wash hand basin with fitted storage, WC and a window to the rear.

OUTSIDE

To the side of the property there is a shared driveway providing off road parking, leading to a set of double gates which leads through to a further block paved driveway.

The attractive rear garden has been fully landscaped and is arranged over three tiers, with the top level enjoying a paved patio and section of lawn, providing elevated views to the rear.

The middle tier offers a lovely, paved seating/entertainment area, leaving the rest mainly laid to lawn with a gate leading down to the lower level, where there is a large wooden storage shed (14ft x 12ft), a patio area with pergola over and a section of shingle.



BROADBAND

Full fibre broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 01489 779030

13 St Johns Centre, Hedge End,
Southampton, Hampshire, SO30 4QU

E: hedgeend@whiteandguard.com

W: whiteandguard.com

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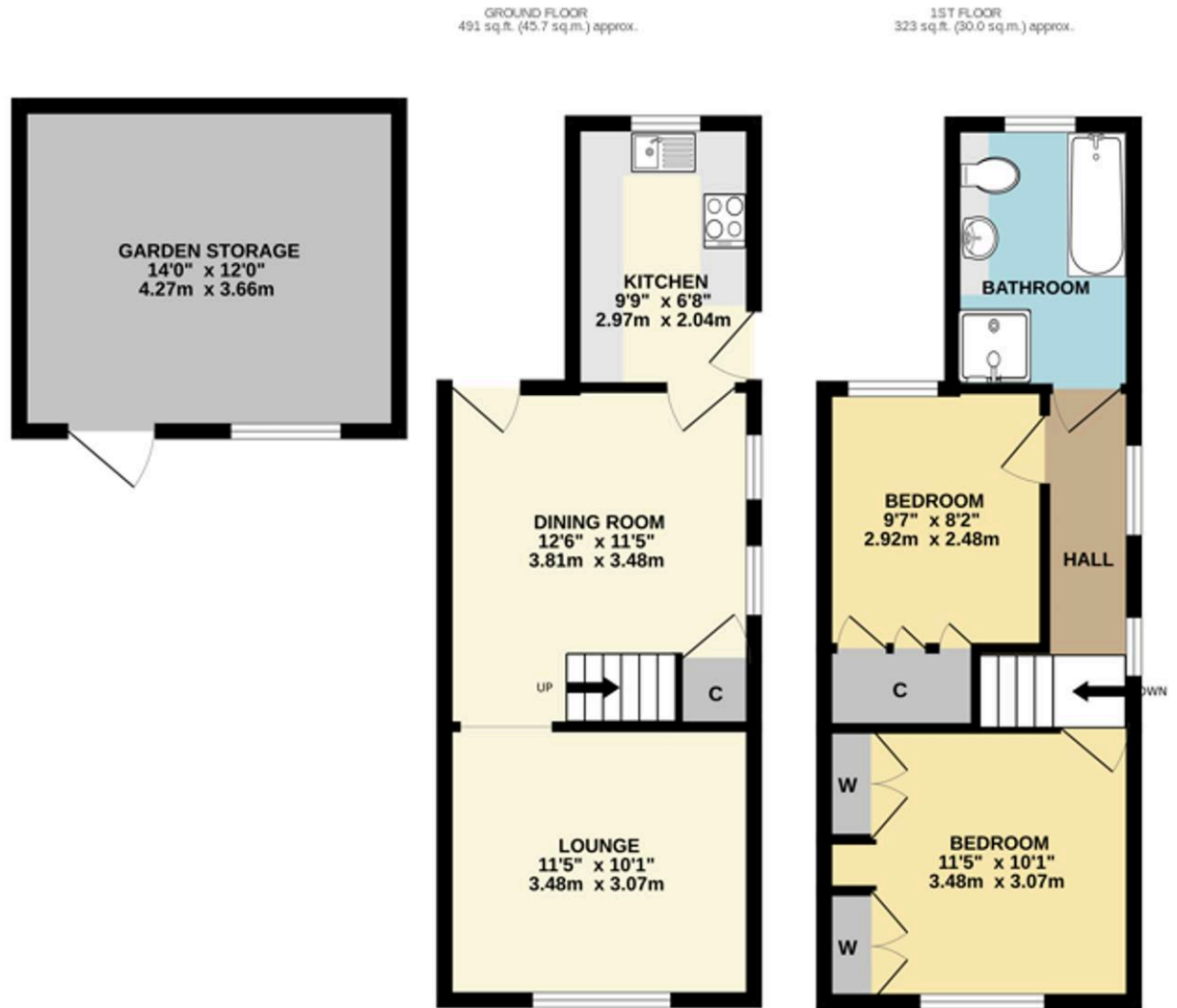
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DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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