HUNTERS®

HERE TO GET *you* THERE



Gatcombe

Netley Abbey, SO31 5PX

Asking Price £190,000

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- ONE BEDROOM MAISONETTE
- OWN REAR GARDEN
- MODERN KITCHEN
- ALLOCATED PARKING
- CUL-DE-SAC LOCATION
- GROUND FLOOR
- GAS CENTRAL HEATING
- 999 YEAR LEASE NO SERVICE CHARGES
- SITTING DINING ROOM
- IN GOOD DECORATIVE ORDER

Tel: 023 8045 8054

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Hunters are pleased to offer for sale, this Ground Floor Garden Maisonette in very popular residential location with a newly extended 999 year lease. Briefly the property comprises; 'L' Shaped Sitting / Dining Room with door to Private Garden, Modern Fitted Kitchen, Double Bedroom, Fitted Bathroom, Gas central heating. Allocated Parking and enclosed Rear Garden with Moroccan Tiled Patio and decking surround.

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

Allocated parking in car park with electric car charging point, access to garden via gated access.

ENTRANCE HALL

Double-glazed front door. Laminate flooring. Built-in storage cupboards.

LOUNGE/DINER

A double aspect "L" shaped room with PVC double glazed windows to rear and side aspects and double-glazed door to garden.. TV point, Square arch to

KITCHEN

Fitted with modern base and eye level units and drawers with worktops over. Rounded stainless steel sink unit and drainer with mixer tap, part tiled walls, space and plumbing for washing machine, space for fridge freezer, built in electric oven with four ring hob extractor hood over.

BATHROOM

Fitted with a modern three piece white suite comprising panelled bath with shower over and glass screen, in-vanity wash basin and close-coupled WC, heated towel rail, laminate flooring.

MASTER BEDROOM

PVC double glazed window to front, aspect. fitted carpet, Built in double wardrobes.

REAR GARDEN

A particular feature of this property is the attractive, enclosed, south-westerly facing garden, which enjoys direct access from the lounge as well as gated side access. Finished with Moroccan-effect tiles and decking borders, it provides a stylish, low-maintenance outdoor space that is ideal for al-fresco dining, relaxing, and entertaining.

Floorplan


Approx. 45.1 sq. metres
Lounge/Diner
Kitchen
Bathroom
Landing
Master
Bedroom







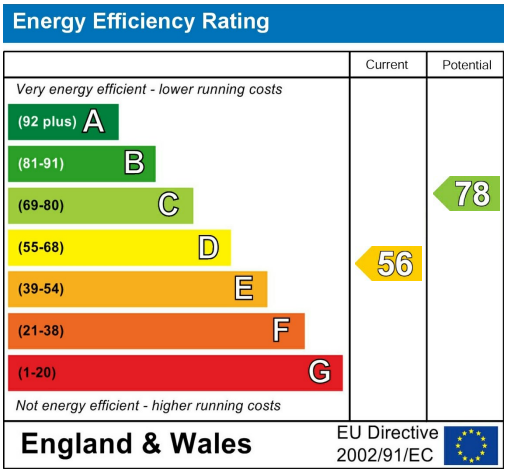


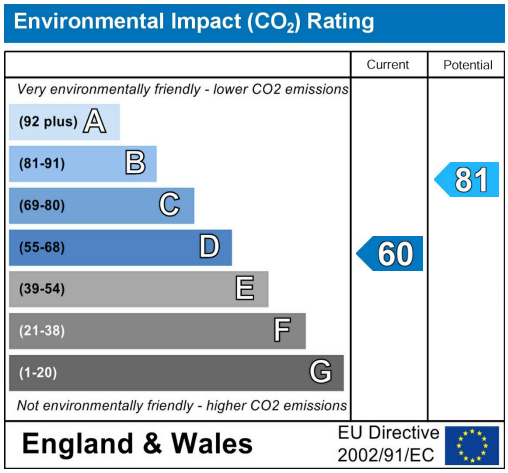






Energy Efficiency Graph

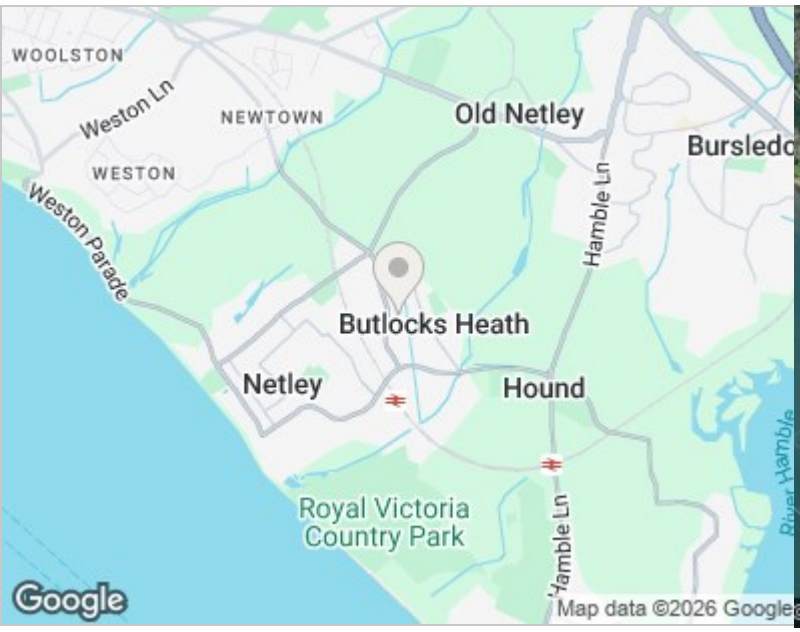




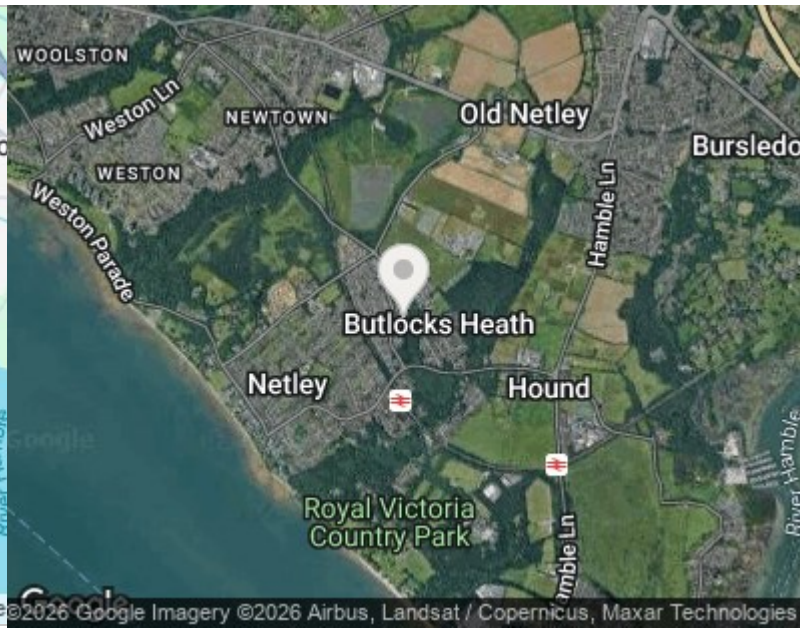
Viewing

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