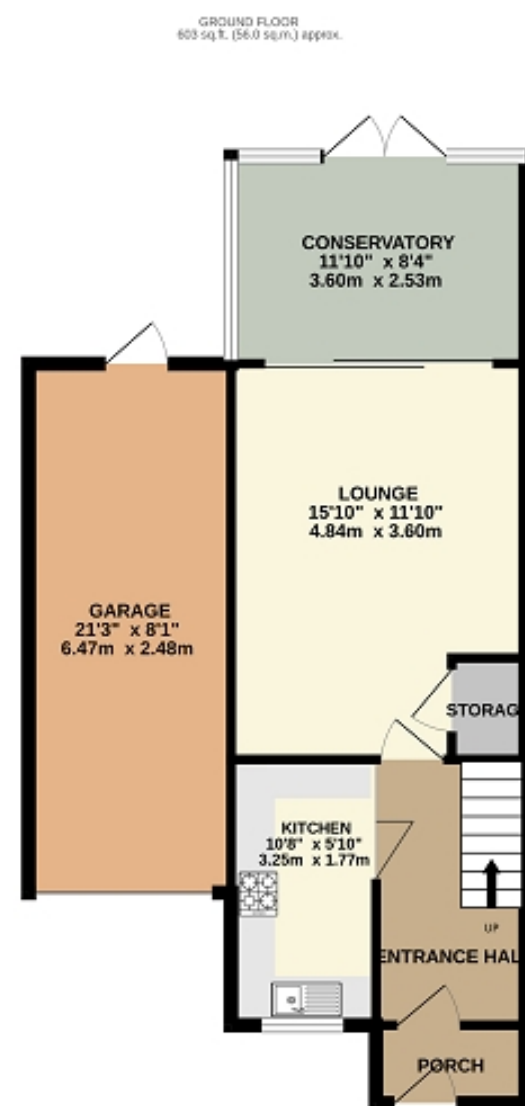




TOTAL FLOOR AREA : 916 sq ft. (85.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Hologix (12/20)



BRAMBLES

ASKING PRICE

£275,000

Freehold

Calbourne, SO31 5GS

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Calbourne, Netley Abbey, SO31 5GS

2 Beds - 1 Baths

Brambles are pleased to welcome to the market this well-presented two-bedroom semi-detached property, situated in the popular location of Netley Abbey. The property would make an ideal purchase for first-time buyers.

FEATURES

- No forward chain
- Cul De Sac Location
- Garage
- Driveway for multiple cars
- Two double bedrooms
- Enclosed Rear Garden
- Ideal First Time Buy/Investment
- Recently redecorated and new flooring throughout
- Double glazing and central heating



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This well-presented two-bedroom semi-detached property is ideally situated within a quiet cul-de-sac in the sought-after Ingleside area of Netley Abbey. The property offers well-proportioned accommodation throughout and benefits from two double bedrooms, a garage and additional driveway parking. The property has recently been redecorated and benefits from newly laid flooring, whilst still offering the opportunity for the new owner to put their own stamp on the home. Upon entering, you are welcomed into a useful entrance porch, which leads into the hallway. From here, there is access to the kitchen, good-sized lounge and stairs rising to the first floor. The lounge provides a generous reception space and benefits from access to a useful lean-to conservatory, offering additional living space and views over the rear garden. Upstairs, there are two well-proportioned double bedrooms, both benefiting from ample storage, along with a three-piece family bathroom featuring a large walk-in shower. Externally, the property benefits from a rear garden with access to the garage, which is equipped with power and lighting. To the front, the driveway provides additional off-road parking. Netley Abbey is a popular village situated between Southampton and Hamble, offering a range of local amenities and the beautiful Royal Victoria Country Park. Netley railway station provides connections to Southampton and Portsmouth, with easy access to the M27, M3 and Southampton International Airport.



Outside
Paved driveway for multiple cars, access to the garage, enclosed porch to enter the property.

Porch
Composite door with opaque glass inserts, , double glazed opaque window, fitted carpet, housing a fuse board, electric and gas meter, shelving, wooden door with glass inserts into the hallway.

Hallway
Fitted carpet, stair case rising to the first floor, skirting boards, large fitted mirror, radiator, under stairs storage space, bi fold doors into the kitchen.

Kitchen (10' 8" x 5' 10") or (3.25m x 1.77m)
Tiled flooring, matching base and wall units, integrated electric oven, stainless steel sink with a chrome mixer tap, space for a washing machine, tumble dryer and fridge, chipboard worktops, electric induction unit, extractor hood, servery window to the lounge, tiles to surround, double glazed window to the front, coving.

Lounge (15' 11" x 11' 10") or (4.84m x 3.60m)
Fitted carpet, skirting boards, radiator, door to an under stairs storage cupboard with shelving, double glazed sliding doors into the conservatory, coving.



Other
Eastleigh borough council tax band C - £2084.51
Sellers position- No forward chain



Conservatory (11' 10" x 8' 4") or (3.60m x 2.53m)
Lean-to style conservatory with glazing to surround, vinyl flooring.

Landing
Doors leading to all rooms, skirting boards, access to the loft, coving.

Bedroom 1 (9' 10" x 9' 9") or (2.99m x 2.97m)
Fitted carpet, skirting boards, radiator, ceiling fan, double glazed window to the back, large fitted wardrobe with sliding glass doors.

Bedroom 2 (11' 10" x 8' 6") or (3.60m x 2.60m)
Fitted carpet, skirting boards, ceiling fan, radiator, storage cupboard housing a Worcester boiler with shelving, double glazed window to the front of the property, additional storage unit with shelving, coving.

Bathroom (6' 2" x 5' 10") or (1.87m x 1.77m)
Tiled flooring, large walk in shower with a hand held shower attachment, hand wash basin set in a vanity unit with a chrome mixer tap, tiles to surround, extractor fan, inset spotlights, opaque double glazed window to the side, low level WC with a push system, radiator.

Garage (21' 3" x 8' 2") or (6.47m x 2.48m)
Power and lighting, up and over door, additional personal door into the garden.

Garden
Paved patio, laid to lawn, access to the garage, shed, fully enclosed by wooden fencing.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.