HUNTERS®

HERE TO GET *you* THERE



New Road

Netley Abbey, SO31 5AB

Offers In Excess Of £350,000

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- FOUR BEDROOMS
- TOWNHOUSE
- EN SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- SEMI DETACHED
- OFF ROAD PARKING
- CLOAKROOM
- OPEN PLAN KITCHEN LIVING ROOM
- FREEHOLD

Tel: 023 8045 8054

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Hunters are delighted to bring to the market this four bedroom semi detached townhouse conveniently situated with in easy walking distance to local shops and amenities. The ground floor accommodation comprises open plan kitchen living dining area with doors to rear garden, utility room, 1st floor has living room, bedroom four and cloakroom, with the top floor offering three bedrooms with en suite to master and family bathroom. Outside boasts an enclosed rear garden and off road parking and hardstanding to front.

Front Approach
Parking to front and hard standing with brick wall. paved pathway leading to front door

First Floor Recess Porch
Street level entrance porch door to:

Inner Hallway
Double radiator, fitted carpet, stairs to first floor landing, stairs to ground floor, door to:

Cloakroom
Opaque double glazed window to side aspect, fitted with two piece suite pedestal wash hand basin and low-level WC,s, double radiator, tiled flooring with two recessed ceiling spotlight(s).

Bedroom 4
10'11" x 7'10" (3.33m x 2.39m)
Double glazed window to front, double radiator, fitted carpet, telephone point, TV point.

Lounge
17'6" x 13'8" max (5.33m x 4.17m max)
Double radiator, fitted carpet, telephone point, TV point with three recessed ceiling spotlight(s), double glazed double doors Juliet balcony.

Kitchen/Breakfast Room
14'11" x 10'9" (4.55m x 3.28m)
Fitted with a range of base and eye level units and drawers with worktop space over matching breakfast bar, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated, dishwasher, space for fridge/freezer, built-in electric oven, gas hob, double glazed window to front aspect, double glazed window to side aspect, double radiator, tiled flooring, recessed ceiling spotlights, wall mounted concealed gas combination boiler.

Dining Room
17'7" max x 10'10" (5.36m max x 3.30m)
Double radiator, laminate flooring, telephone point, TV point with recessed ceiling spotlight(s), door to Storage cupboard, double sliding patio doors to garden, open plan to:

Utility Room
7'1" x 6'7" (2.16m x 2.01m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with drainer, stainless steel mixer tap and worktop space, plumbing for washing machine, double radiator, tiled flooring, door to:

Second Floor Landing
Fitted carpet, door to:

Master Bedroom
14'3" x 10'4" max (4.34m x 3.15m max)
Two double glazed windows to rear aspect, double radiator, fitted carpet, door to:

En-suite Shower Room
Fitted with three piece suite comprising recessed tiled shower enclosure with shower over and glass screen, wash hand basin. low-level WC, ceramic tiled flooring with two recessed ceiling spotlight(s).

Bedroom 2
10'1" x 9'5" (3.07m x 2.87m)
Double glazed window to front aspect, double radiator, fitted carpet.

Bedroom 3
10'1" max x 7'2" (3.07m max x 2.18m)
Double glazed window to front aspect, double radiator, fitted carpet.

Bathroom
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, frosted double glazed window to side aspect, ceramic tiled flooring with two recessed ceiling spotlight(s).

Rear Garden
Enclosed rear garden, enclosed by brick wall and wooden panelled fence to rear, paved patio seating area with steps to mainly laid to lawn with brick retaining wall, garden tap, wooden side gated access.

Floorplan


Ground Floor
Dining Room
Inner Hallway
Kitchen/Breakfast Room
Utility Room
First Floor
Lounge
Hallway
Cloakroom
Bedroom 4
Recess Porch
Second Floor
En-suite Shower Room
Master Bedroom
Landing
Bathroom
Bedroom 2
Bedroom 3





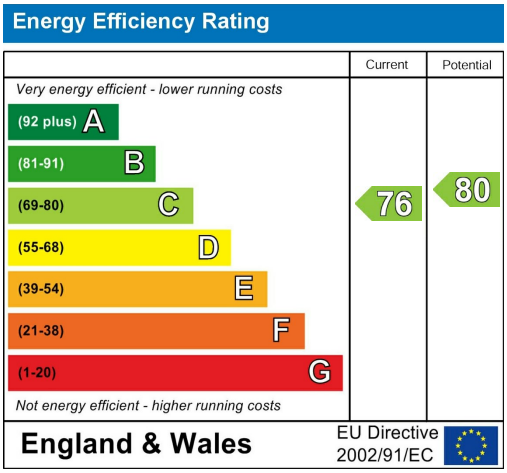


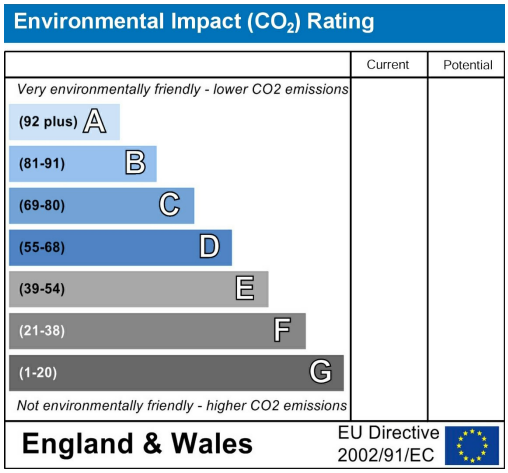






Energy Efficiency Graph





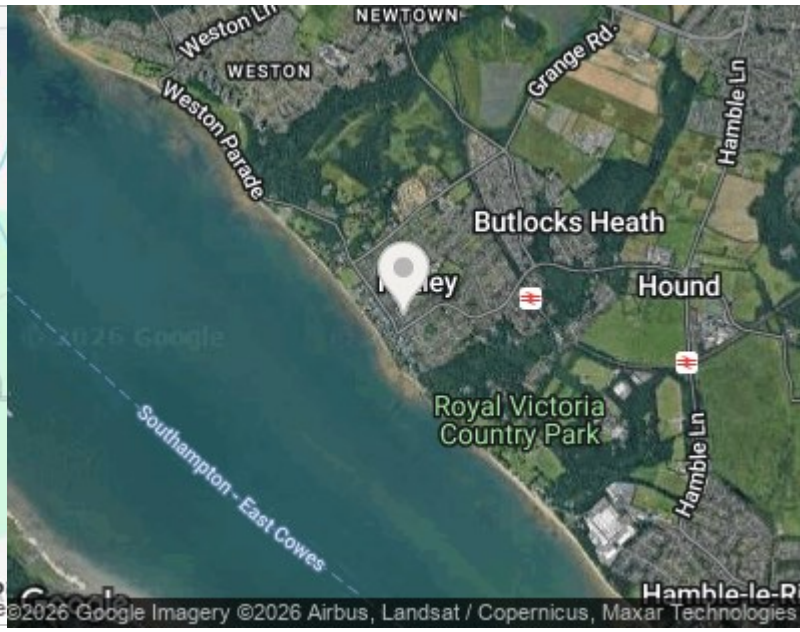
Viewing

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