



106 New Road, Netley Abbey, SO31 5BS

£375,000

WHITE & GUARD

106 New Road

Netley Abbey, Southampton

INTRODUCTION

Situated along a small, shared driveway, this well-presented, three bedroom, semi-detached home offers a modern kitchen/diner, spacious lounge, ground floor cloakroom and a light and airy family room extension, with patio doors opening out the rear garden. On the first floor there are three bedrooms and a family bathroom.

To the front of the property there is off road parking, whilst to the rear there is a well-maintained rear garden.

LOCATION

The property is situated in the popular area of Netley Abbey and benefits from being within walking distance of the village centre and the beautiful, Royal Victoria Country Park, offering a variety of woodland and waterside walks.

The village itself has two popular pubs, a school, church, train station, village green and historic Abbey ruins. It is also close to the pretty village of Hamble with its two marinas, popular pubs and restaurants.

DIRECTIONS

Upon entering New Road from Station Road, continue along taking the first turning on the right into a cul-de-sac, where the property can be found along a shared drive on the right hand side.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND C





INSIDE

The entrance hall has ceramic tiled flooring, stairs leading to the first floor, understairs storage and doors through to the kitchen/diner, lounge and cloakroom, which has a window to the front. The good size kitchen/diner has a window to the front and has been fitted with a modern range of wall and base units, with ample space for dining furniture. There is an integrated dishwasher and wine cooler, as well as space for a Range style cooker, free-standing fridge/freezer, washing machine and tumble dryer.

The 19ft lounge has windows to the side and rear, a feature fireplace to one wall and sliding doors leading through to the light and airy family room extension, which is flooded with natural light from the roof windows and has glass, sliding patio doors leading out to the garden.

The good size master bedroom has a window to the front and a fitted wardrobe, whilst bedrooms two and three both overlook the rear garden. The family bathroom comprises a panel enclosed bath with shower over, wash hand basin, WC, heated towel rail and a window to the front aspect.

OUTSIDE

To the front of the property there is driveway parking for two cars, an outside tap and gated side access leading round to the rear garden, which has a paved patio area, leaving the rest of the garden mainly laid to lawn with a shed to one corner.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 21-38 Mbps and upload speeds of 5-7 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.

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