HUNTERS®

HERE TO GET *you* THERE



Wykeham Road

Netley Abbey, Southampton, SO31 5DY

Offers In Excess Of £300,000

3 | 1 | 2 | C

- GUIDE PRICE £300,000 - £315,000
- Three Bedrooms
- Downstairs Cloakroom
- Good Size Rear Garden
- Driveway Providing Parking
- Semi Detached Home
- Two Reception Rooms
- Re-Fitted Kitchen
- Utility Room
- Easy Access To Shops & Amenities

Tel: 023 8045 8054

Wykeham Road

Netley Abbey, Southampton, SO31 5DY

Offers In Excess Of £300,000







GUIDE PRICE £300,000 - £315,000 Hunters are delighted to bring to the market this well presented semi-detached family home ideally situated with in easy access of shops & amenities and Netley Abbey Junior school. The property comprises three well proportioned bedrooms, shower room and separate WC. Downstairs offers a spacious living room, modern fitted kitchen breakfast room, utility room and cloakroom. Further features include off road parking to front for two vehicles and a good size enclosed rear garden with summerhouse.

Front Approach
Brick wall to front and side, driveway providing off road parking for two vehicles.

Entrance Hall
Double glazed window to front aspect, solid stone flooring, stairs to 1st floor, radiator, door to

Cloakroom
Fitted two piece suite comprising low level WC ,wash hand basin.

Living Room
11'8" x 11'3" (3.58m x 3.43m)
Double glazed window to front aspect, radiator, fitted carpet, double doors to:

Kitchen/Dinning Room
20'2" x 10'5" (6.15m x 3.20m)
Fitted with a range of two tone base and eye level units and drawers with worktops over, inset sink unit with mixer taps, plumbing and space for dishwasher, built in double oven separate induction hob with pull out extractor fan, space for tall fridge freezer, double glazed window to rear overlooking the garden, solid stone flooring. double glazed French double doors to rear garden, fitted carpet, radiator, door to:

Inner Hallway
Door to front, door to rear garden, door to:

Utility Room
Fitted with a matching range of base and eye level units with worktops over, plumbing for washing machine, and space for tumble dryer, window to rear aspec.

Landing
Fitted carpet, access to loft via loft hatch and pull-down ladder.

Master Bedroom
11'8" x 11'3" (3.58m x 3.43m)
Double glazed window to front aspect, radiator, fitted carpet, built in wardrobes and storage cupboard, housing wall mounted combination boiler.

Bedroom 2
11'8" x 8'11" (3.58m x 2.74m)
Double glazed window to rear aspect, radiator, fitted carpet, dadoi rail.

Bedroom 3
9'4" x 8'5" (2.85m x 2.57m)
Double glazed window to front aspect, radiator, fitted carpet.

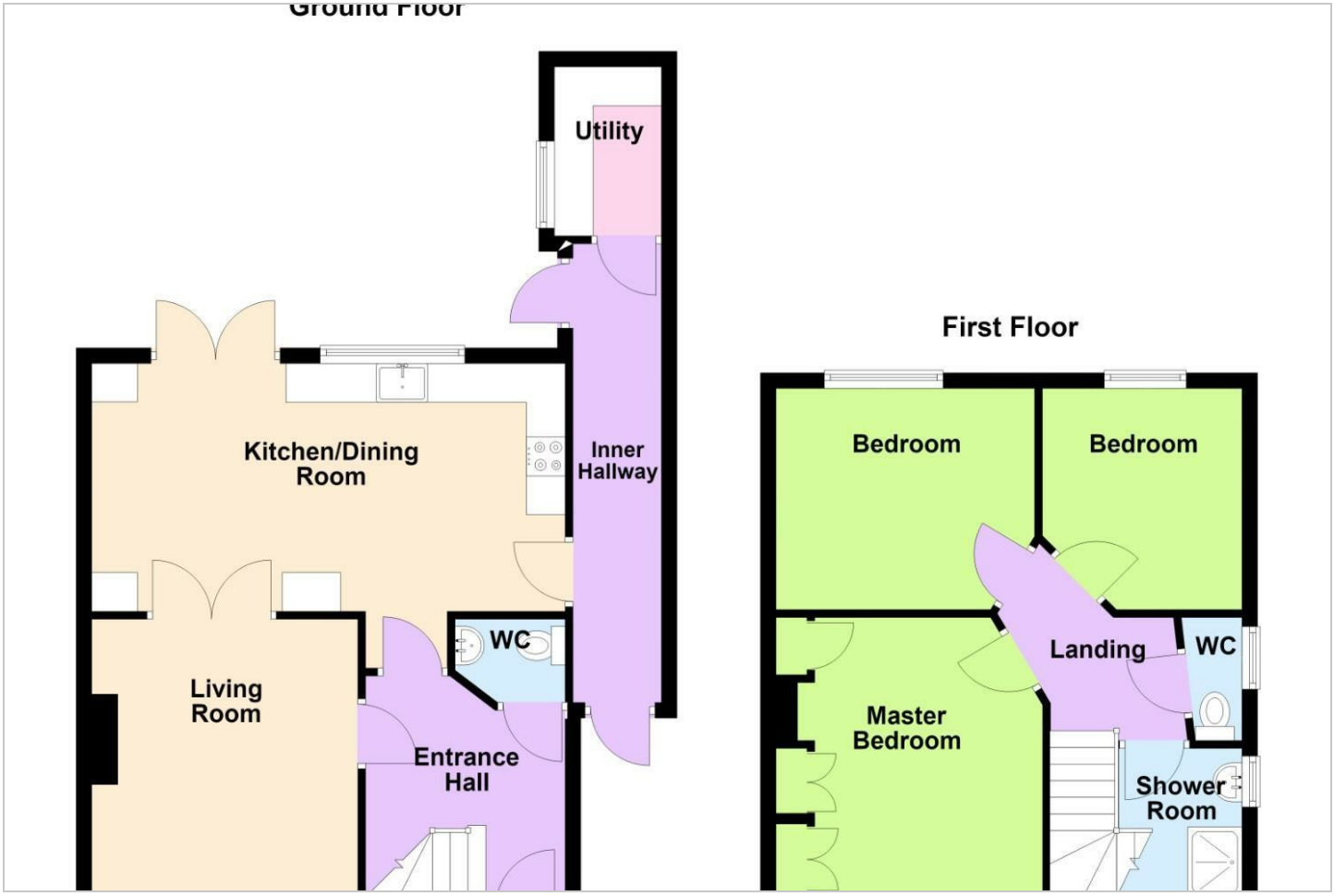
Shower Room
Fitted two piece suite comprising walk in shower, pedestal wash hand basin, tiled surround, duel aspect double glazed opaque windows, solid stone flooring.

WC
Fitted WC, double glazed window to side aspect., solid stone flooring

Rear Garden
Enclosed by wooden panel fencing, large paved patio seating area ideal for entertaining, remainder is laid to lawn, wooden summerhouse, raised flower bed, garden shed.

Agents Note
There are solar panels fitted to this property where the installer rents the space above them for a period of 20 years in exchange the occupier receives discounted energy. The agreement commenced in 2016. The agent is awaiting confirmation from the supplier, if the agreement can be shortened or cancelled.

Floorplan


Ground Floor
Utility
Kitchen/Dining Room
Inner Hallway
WC
Living Room
Entrance Hall
First Floor
Bedroom
Bedroom
Landing
WC
Master Bedroom
Shower Room














JEYES FLUID
OUTDOOR CLEANER

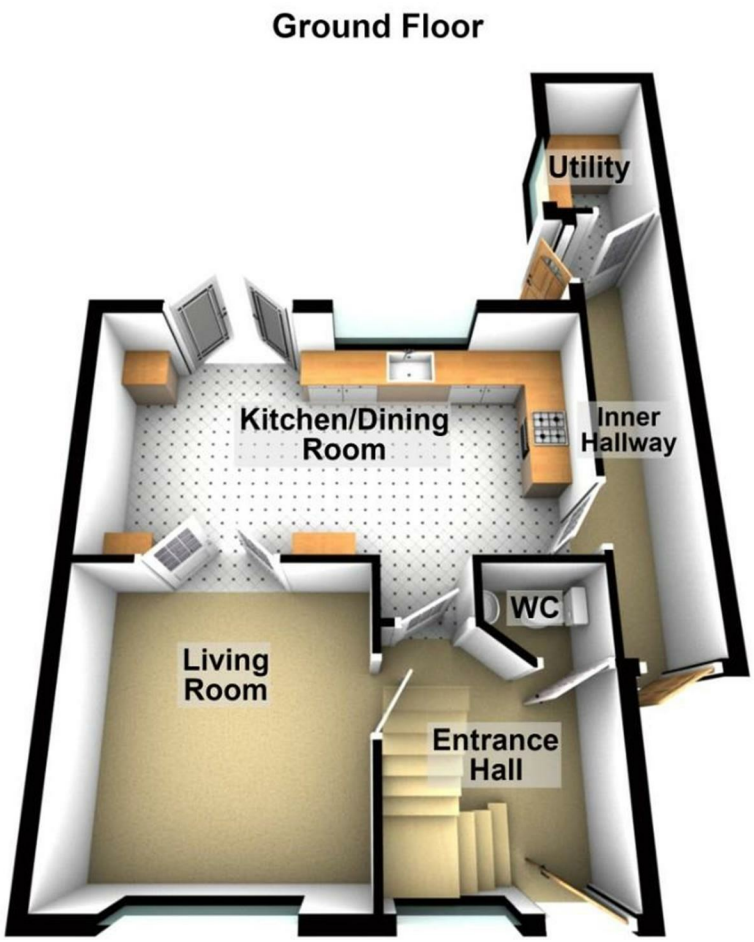


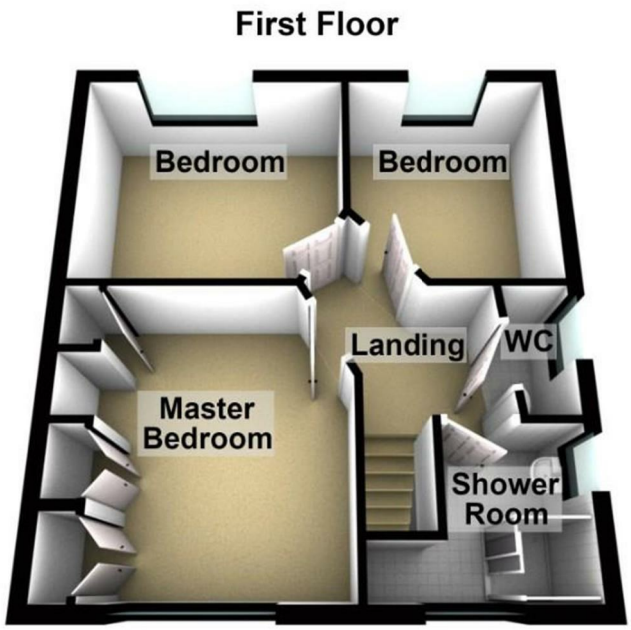




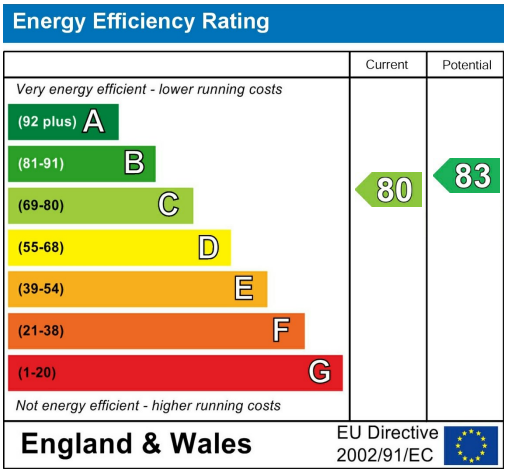


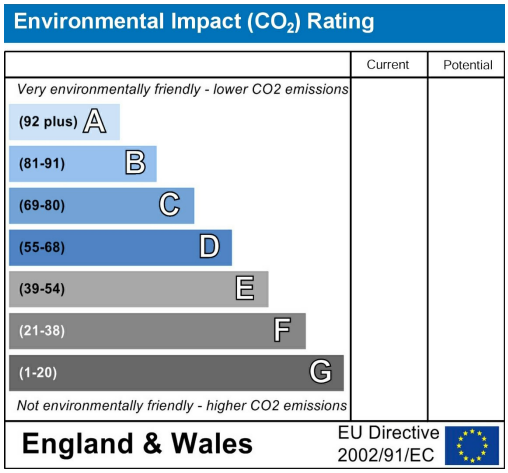






Energy Efficiency Graph





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



HUNTERS®

HERE TO GET *you* THERE

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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
https://www.hunters.com

The Property Ombudsman