



## Avon Court

Netley Abbey, SO31 5BU

£950 Per Calendar Month



Hunters are delighted to have been entrusted with the instructions to bring to let this 1st Floor Maisonette situated in favoured cul-de-sac location. Features include Double Glazed Windows, Underfloor Heating and a Garage. The accommodation briefly comprises, Sitting Room, Kitchen, 2 Double Bedrooms, Bathroom and Access to Loft, Early viewings are advised.



## ENTRANCE HALL

Window to front, fitted carpet, stairs to first floor.

## LANDING

Storage cupboard with additional shelving and electricity meter, airing cupboard housing, hot water tank, fitted carpet, door to:

### KITCHEN 9'0"x 8'4" (2.74x 2.54)

Fitted with a matching range of base and eye level units and drawers with worktop space over, sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob (needing replacement) with extractor hood over, uPVC double glazed window to rear aspect,

### KITCHEN 9'0"x 8'4" (2.74x 2.54)

Fitted with a matching range of base and eye level units and drawers with worktop space over, sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob with extractor hood over, PVC double glazed window to rear aspect.

### SITTING ROOM 14'3" x 13'4" (4.34 x 4.06)

Two PVC double glazed windows to front aspect with distant views of Southampton Water, fitted carpet, TV point.

### LIVING ROOM 14'3" x 13'4" (4.34 x 4.06)

Two PVC double glazed windows to front aspect with distant views of Southampton Water, fitted carpet, TV point.

### MASTER BEDROOM 11'2" x 10'2" (3.40 x 3.10)

PVC double glazed window to front aspect, fitted carpet, built in wardrobe.

### BEDROOM 2 11'7" x 9'0" (3.53 x 2.74)

PVC double glazed window to rear aspect, fitted carpet, built in wardrobe.

## BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled surround, PVC opaque double glazed window to rear aspect.

## OUTSIDE

Well maintained communal gardens with seating area, garage in a block with up and over door.

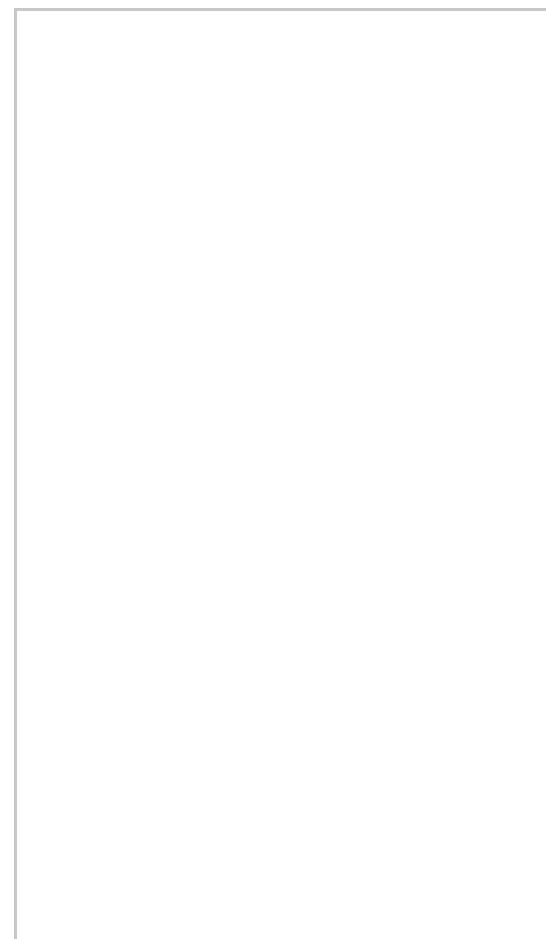
## OUTSIDE

Communal gardens with seating area, garage in a block with up and over door.

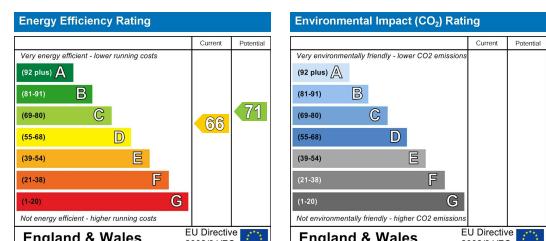
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.