



## 17 Abbey Hill

Netley Abbey, Southampton, SO31 5FB

Asking Price £175,000



- Ideal First Time Buy/Investment
- Lower Ground Floor
- Open Plan Living Space
- Immaculately Presented
- Utility Room

- One Bedroom Maisonette
- Allocated & Visitor Parking
- Electric Under floor Heating
- Close To Southampton Water
- No Forward Chain

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A wonderful first time buy or investment opportunity to purchase this spacious and well presented one bedroom ground floor maisonette situated a stones throw from Southampton Water. The property is situated in secluded nature reserve, and features include residents and visitor parking and generous well maintained communal gardens, and no forward chain.

### Entrance Hall

LVT Under floor heating, smooth ceiling with spotlights, door to airing cupboard housing tank, double doors to:

### Open Plan Living room/Kitchen

(Kitchen Area) Fitted with modern matching base units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge and freezer, built-in electric oven.

Double glazed bow window to side aspect with coloured glass, three double glazed windows to front, electric under floor heated LVT flooring, TV point, recessed ceiling spotlights.

### Main Bedroom

Double glazed windows to side aspect, smooth ceiling, LVT under floor heating..

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over mixer taps and glass screen, pedestal wash hand basin, low-level, heated towel rail, tiled under floor heated flooring with ceiling spotlight

### Utility Room

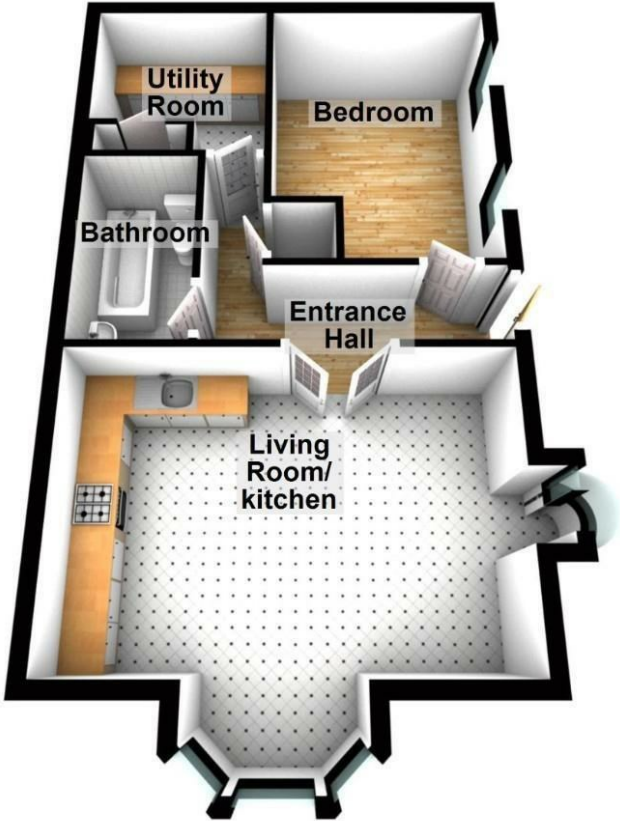
Fitted with matching base units with worktops over, plumbing for washing machine, integrated dishwasher, smooth ceiling with spotlights, LVT under floor heating.

### Communal Grounds

Situated in a nature reserve, with Well maintained communal gardens with pond and washing lines, allocated and visitor parking spaces.

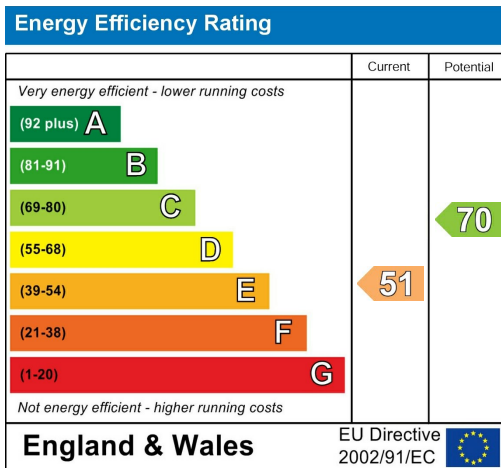
Floorplan

Lower Ground Floor





## 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





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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