

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sellwood Road

Netley Abbey, Southampton, SO31 5BB

Guide Price £295,000



Council Tax: C





# 22 Sellwood Road

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## Front Approach

Brick wall to front, double wrought iron gates leading to concrete driveway leading to further double gates and garage/workshop, remainder is laid to lawn with small hedges and shrub borders.

## Porch

Brick built storm porch, Door to:

## Entrance Hall

Electric storage heater, fitted carpet, telephone point, access to loft hatch, door to Storage cupboard, door to:

## Bedroom 2

10'5" x 9'5" (3.18m x 2.87m)

Double glazed window to front aspect, fitted carpet.

## Main Bedroom

12'2" x 10'5" (3.71m x 3.18m)

Double glazed window to front aspect, fitted carpet, built in wardrobes.

## Bathroom

Fitted with three coloured suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, opaque double glazed window to side aspect, vinyl flooring.

## Living Room

14'3" x 12'5" (4.34m x 3.78m)

Single glazed window to rear aspect, electric fireplace with chimney breast, electric storage heater, fitted carpet, telephone point, TV point.

## Kitchen

12'5" x 8'11" (3.78m x 2.72m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer, space for fridge and freezer, cooker, double glazed window to side aspect, window to rear, vinyl flooring, door to:

## Utility Area

7'11" x 6'10" (2.41m x 2.08m)

Plumbing for washing machine, space for tumble dryer, opaque double glazed window to side aspect, double glazed door to garden, sliding door to:

## Sitting Room

15'3" x 10'1" (4.65m x 3.07m)

Double glazed windows to rear aspect, electric storage heater, fitted carpet, telephone point, radio aerial point, TV point.

## Rear Garden

Enclosed by wooden fence rear and side, mainly laid to lawn, aluminium greenhouse, garden shed, access to side, to front of garage.



Road Map



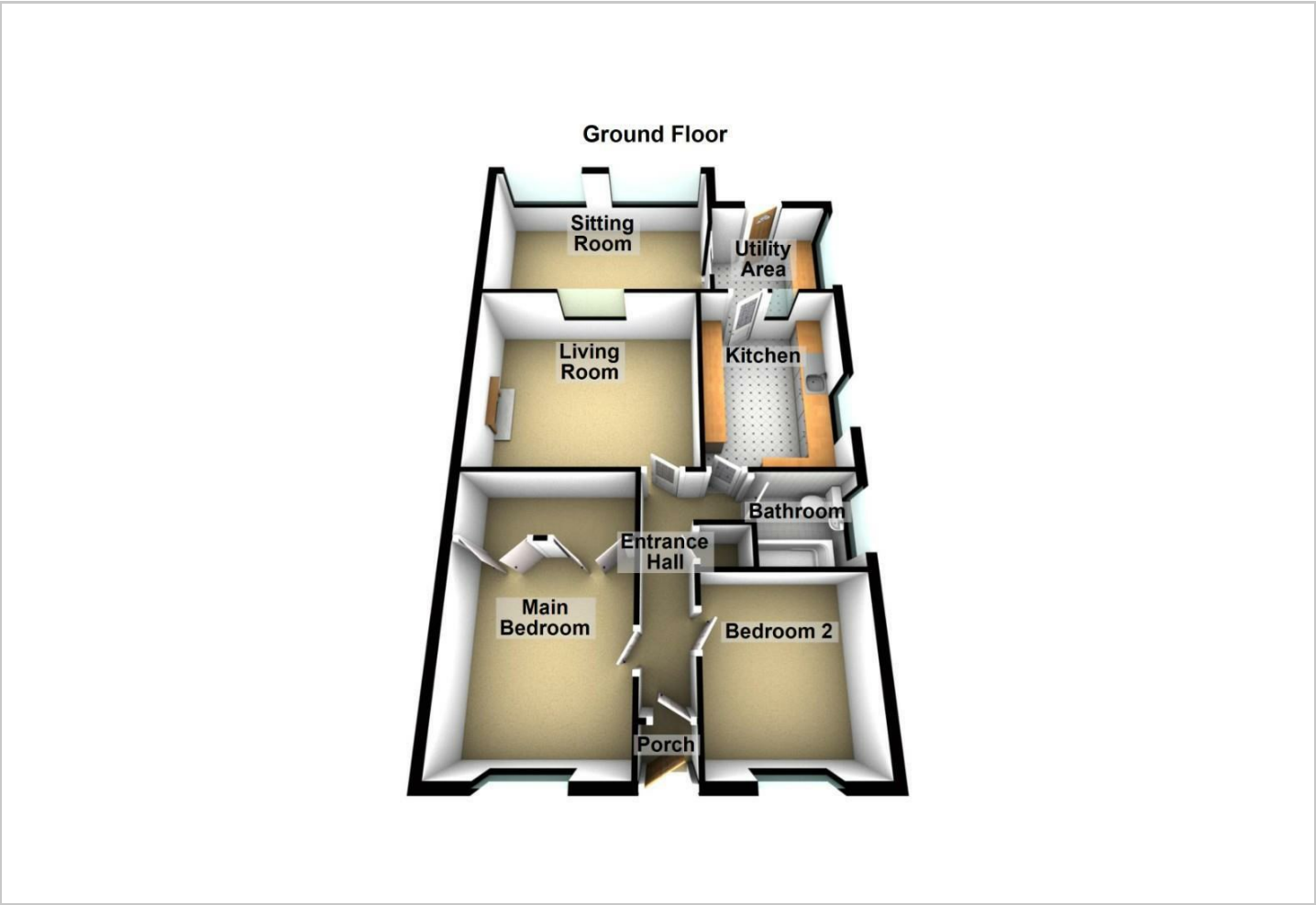
Hybrid Map



Terrain Map



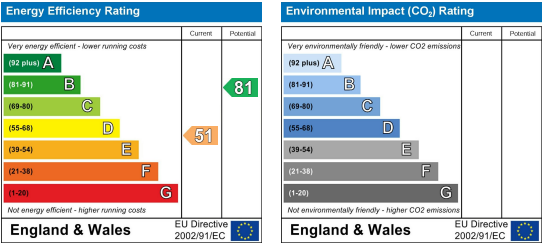
Floor Plan



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.

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.