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# Newbridge

Netley Abbey, Southampton, SO31 5PP

## Asking Price £167,500

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- Spacious One Bedroom
- Ideal First Time Buy/ Investment Opportunity
- No Forward Chain
- Own Rear Garden
- No Service Or Ground Rent Charges
- First Floor Masisonette
- Cul De Sac Location
- Easy Access To Shops & Amenities
- Allocated Parking

Tel: 023 8045 8054

# Newbridge

Netley Abbey, Southampton, SO31 5PP

## Asking Price £167,500

Maisonette with Garden. An ideal first time buyer or investor opportunity to acquire this spacious purpose-built maisonette situated in a cul-de-sac location with parking and easy access to shops and local amenities. No ground rent is payable and maintenance is 50/50 split. The property is offered with no forward chain - call now for a viewing.

Tel: 023 8045 8054

## Front Approach
Allocated and visitor parking, gravelled to front with paved path to front door.

## Entrance
Fitted carpet, stairs to first floor, door to:

## Lounge Diner
21'9" x 12'5" narrowing to 9'7" (6.65m x 3.81m narrowing to 2.94m)
Two uPVC double glazed windows to front aspect, three double radiators, fitted carpet, telephone point, TV point, coving to textured ceiling, door to over stairs Storage cupboard, open plan to:

## Kitchen
8'1" x 5'9" (2.46m x 1.75m)
Fitted with a matching range of base and eye level units with drawers and worktop space over, unit underlighting, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for under counter fridge and freezer, built-in electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side aspect, vinyl flooring, textured ceiling.

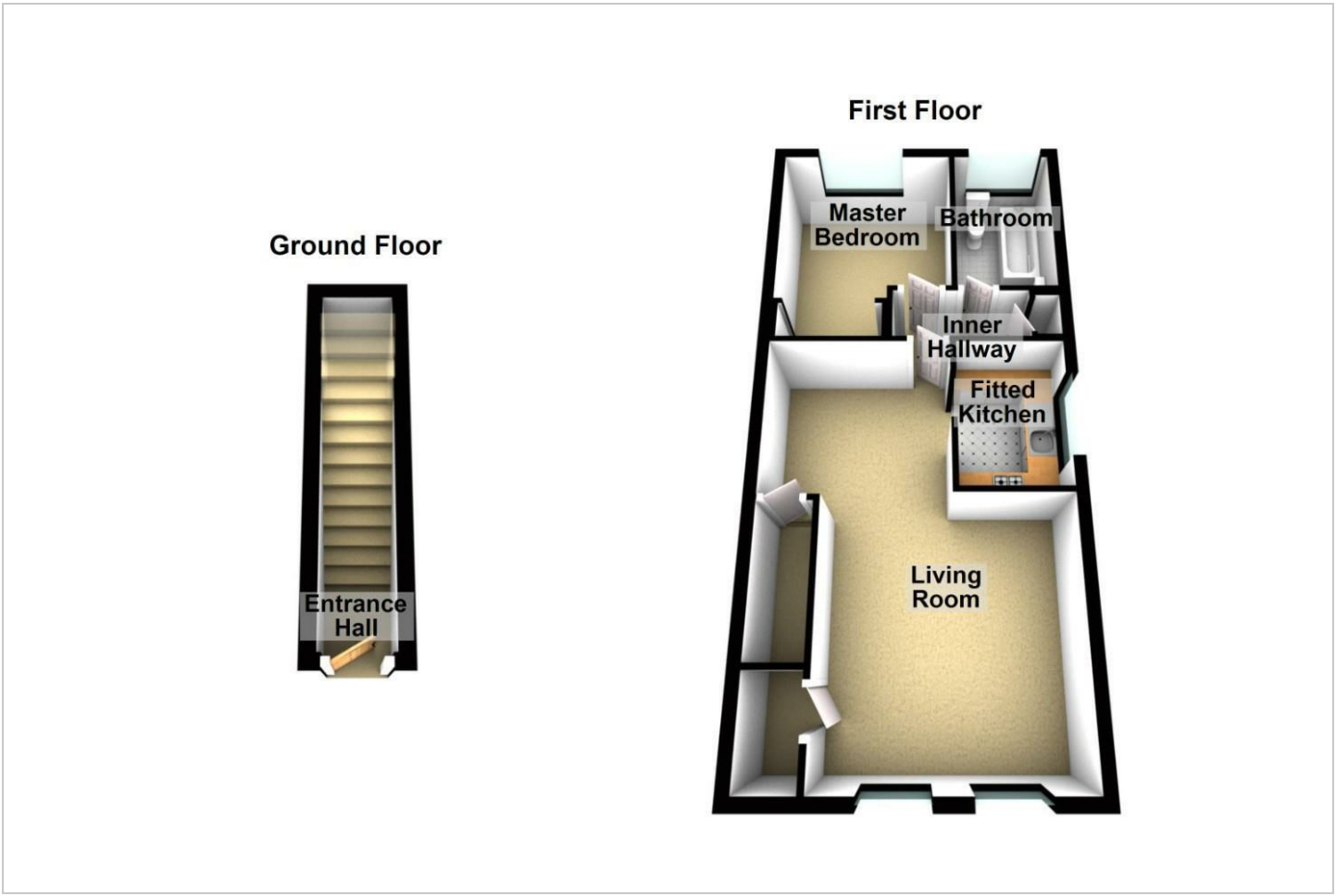
## Inner Hallway
Boiler cupboard, housing wall mounted combination boiler and additional shelving, fitted carpet, door to:

## Master Bedroom
12'4" max x 9'9" (3.76m max x 2.97m)
UPVC double glazed window to rear aspect, built-in double wardrobe(s) with hanging rails and overhead storage, double radiator, fitted carpet, coving to textured ceiling.

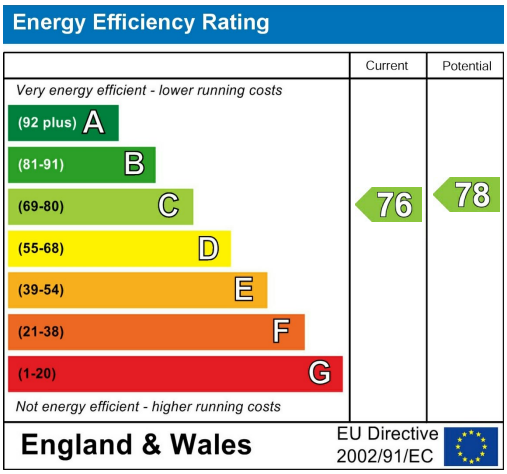
## Bathroom
Fitted with three piece suite comprising panelled bath with mixer tap, shower over, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.

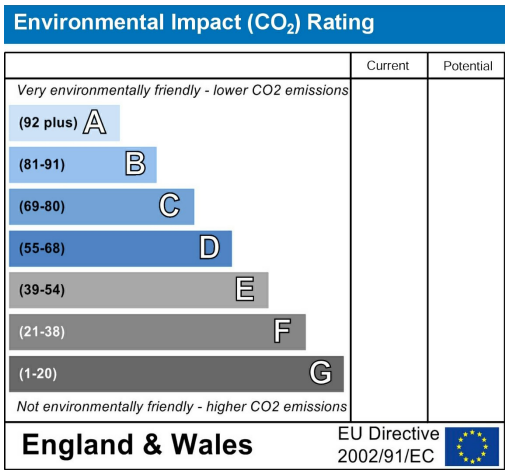
## Rear Garden
Access via side gate, Enclosed by wooden panelled fence, mainly laid to patio.

Floorplan


Ground Floor
Entrance Hall
First Floor
Master Bedroom
Bathroom
Inner Hallway
Fitted Kitchen
Living Room

## Energy Efficiency Graph



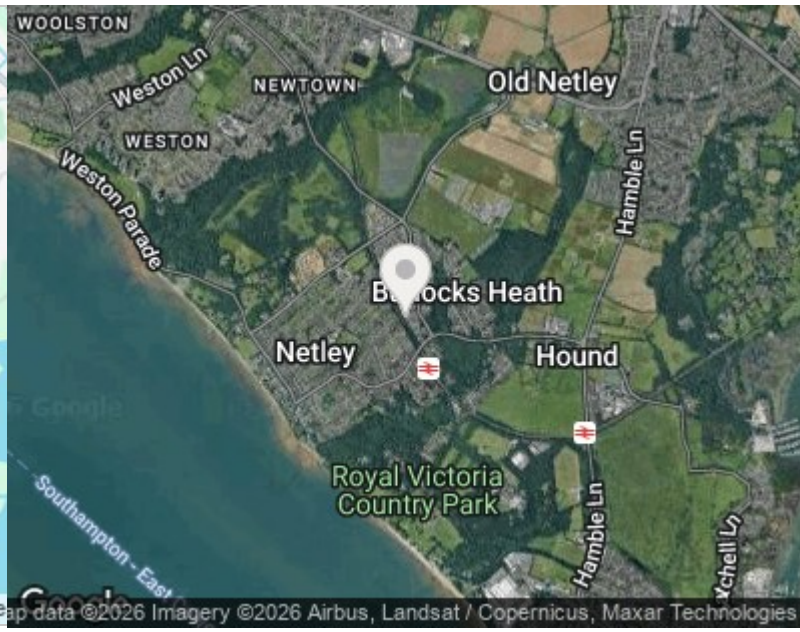




## Viewing

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



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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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The Property Ombudsman