HUNTERS®

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St. Edwards Road

Netley Abbey, Southampton, SO31 5FG

Asking Price £299,950

2 1 1

- Two Double Bedrooms
- Detached Garage
- Corner Plot
- No Forward Chain
- End Of Terrace
- Off Road Parking
- Potential To Extend (STP)
- Easy Access To Amenities

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Situated on a corner plot and offered with no forward chain, Hunters are delighted to bring to the market this end of terrace property. The property boast two double bedrooms, bathroom, living room, kitchen and conservatory and front and rear gardens. Further features include a detached garage and driveway and potential to extend to the side (Subject To Planning)

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Front Approach
Wooden fence to front, mainly laid to lawn with pathway to front door.

Entrance Hall
Storage cupboard, double radiator, fitted carpet, stairs, door to:

Living Room
17'1" x 11'1" max (5.21m x 3.38m max)
UPVC double glazed window to front aspect, laminate flooring, radiator, door to:

Kitchen
11'1" x 7'3" (3.38m x 2.21m)
Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, vinyl flooring, door to:

Conservatory
12'9" x 7'1" (3.89m x 2.16m)
Upvc double glazed construction with polycarbonate roof, double doors to garden.

Landing
UPVC double glazed window to side aspect, fitted carpet, access to loft hatch, door to:

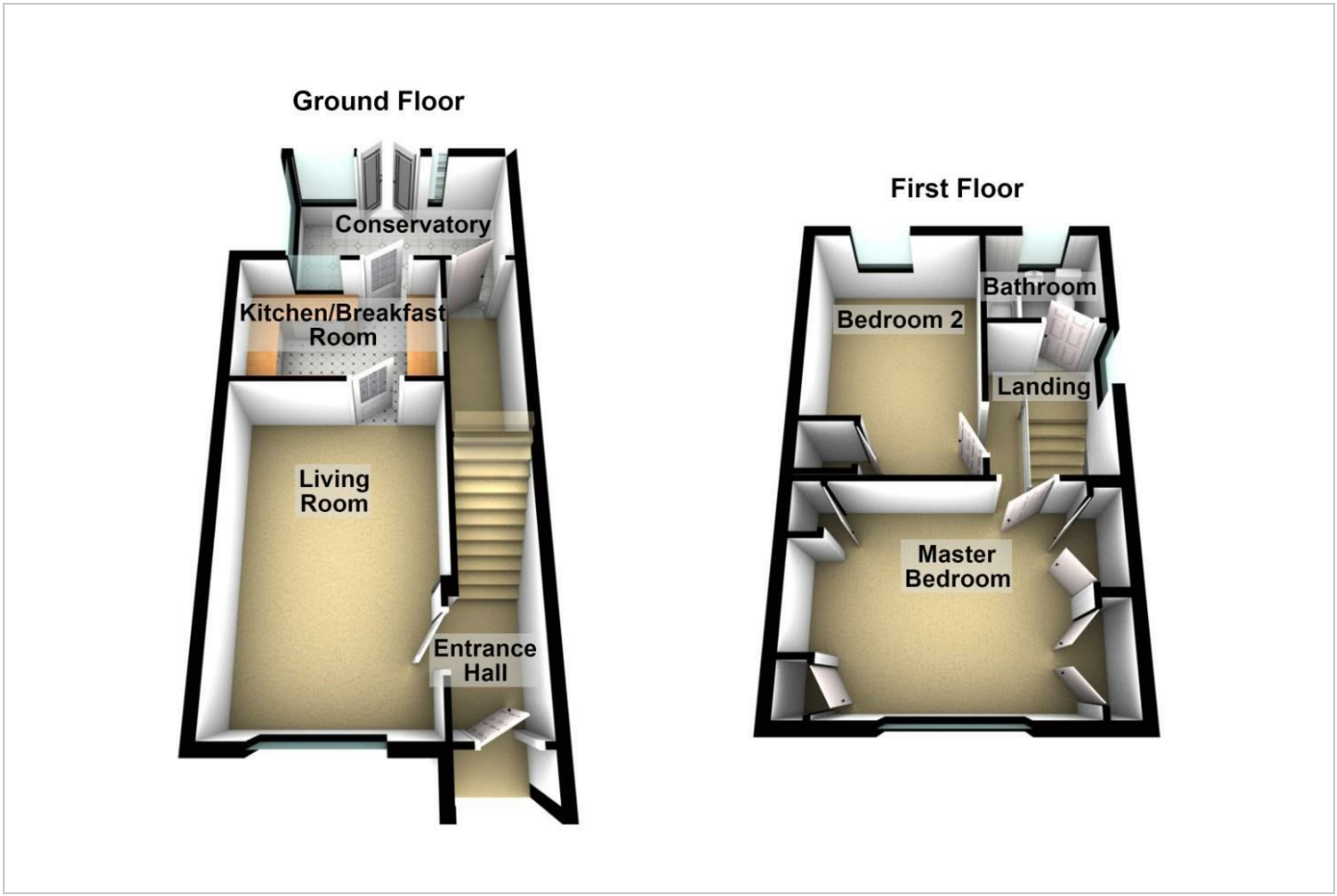
Master Bedroom
15'5" x 10'7" (4.70m x 3.23m)
Double glazed Window to front, fitted with a range of wardrobes with, hanging rails, shelving and overhead storage, double radiator, fitted carpet.

Bedroom 2
13'11" x 8'11" (4.24m x 2.72m)
UPVC double glazed window to rear aspect, storage cupboard, double radiator, fitted carpet.

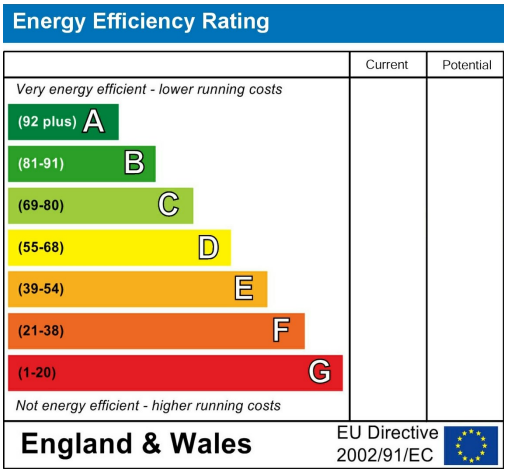
Bathroom
Fitted with three piece suite with comprising, panelled bath with shower over, pedestal wash hand basin, low level WC, uPVC opaque double glazed window to rear aspect, vinyl flooring

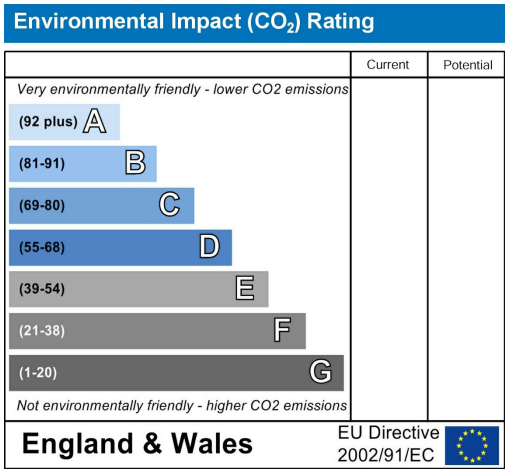
Rear Garden
Situated on a corner plot with side and rear garden, Enclosed by wooden fence to rear and sides, with mature shrubs to side, paved patio seating area, remainder is laid to lawn, garden shed, access to detached garage and driveway via iron double gated access.

Floorplan


Ground Floor
Conservatory
Kitchen/Breakfast Room
Living Room
Entrance Hall
First Floor
Bedroom 2
Bathroom
Landing
Master Bedroom

Energy Efficiency Graph

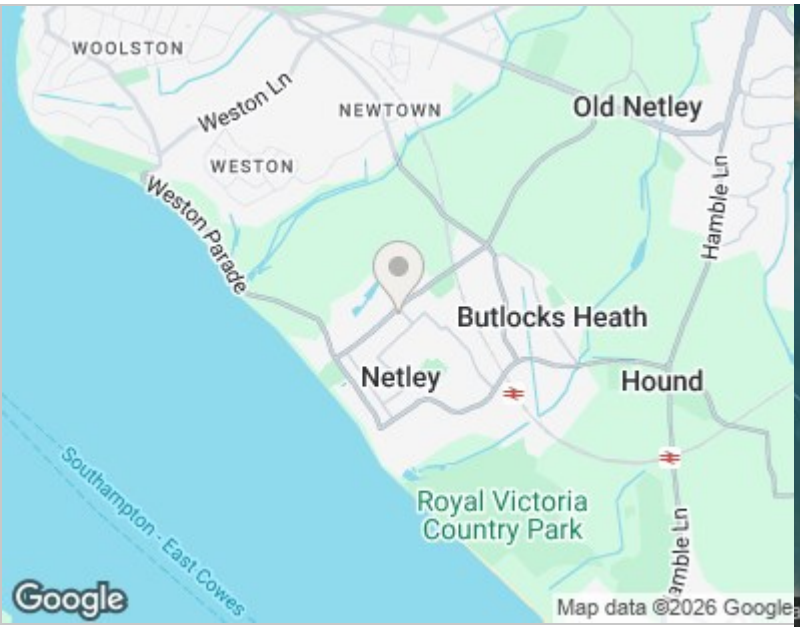




Viewing

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