



Shalcombe

Netley Abbey, Southampton, SO31 5GD

Asking Price £300,000



- THREE BEDROOMS
- OFF ROAD PARKING
- IN GOOD DECORATIVE ORDER
- SOUGHT AFTER LOCATION
- VENDORS SUITED

- GARAGE
- CUL DE SAC POSITION
- TWO RECEPTION ROOMS
- WELL MAINTAINED GARDENS
- EARLY VIEWINGS ARE ADVISED

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(A must view) Hunters are delighted to bring to the market this well presented three bedroom property situated in a quiet cul de sac position. The property comprises living room, dining room, kitchen, three bedrooms, modern fitted bathroom. Further features include a well maintained rear garden ideal for entertaining, garage and parking, early viewings are highly recommended.

Front Approach

Laid to lawn with flower and shrubs, paved pathway leading to front door.

Porch

Storage cupboard with metres, door to:

Entrance Hall

Laminate flooring, stairs to 1st floor, door to:

Living Room

12'10" x 12'8" (3.91m x 3.86m)

Two double glazed windows to front, double radiator, fitted carpet, TV point, door to under stairs cupboard, open plan to:

Dining Room

11'9" x 8'7" (3.58m x 2.62m)

Double radiator, laminate flooring, uPVC double double doors to garden, door to:

Kitchen

11'9" x 7'9" (3.58m x 2.36m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for under counter fridge, and freezer space for cooker, uPVC double glazed door to garden and window to rear aspect, laminate flooring.

Landing

Fitted carpet, access to loft hatch, door to boiler cupboard housing wall mounted combination boiler and additional shelving, door to:

Master Bedroom

12'4" x 8'7" (3.76m x 2.62m)

UPVC double glazed window to front aspect, double radiator, fitted carpet, dado rail.

Bedroom 2

10'7" x 9'9" (3.23m x 2.97m)

Double glazed Window to rear, radiator, fitted carpet, built in double Storage cupboard, built in double wardrobes with full length mirrored sliding doors.

Bedroom 3

9'5" x 7'5" (2.87m x 2.26m)

UPVC double glazed window to front aspect, storage cupboard, double radiator, fitted carpet.

Bathroom

Fitted with a modern three piece suite comprising panelled bath with mixer shower over and glass screen protector, inset wash hand basin in vanity unit, close coupled WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect, tiled flooring.

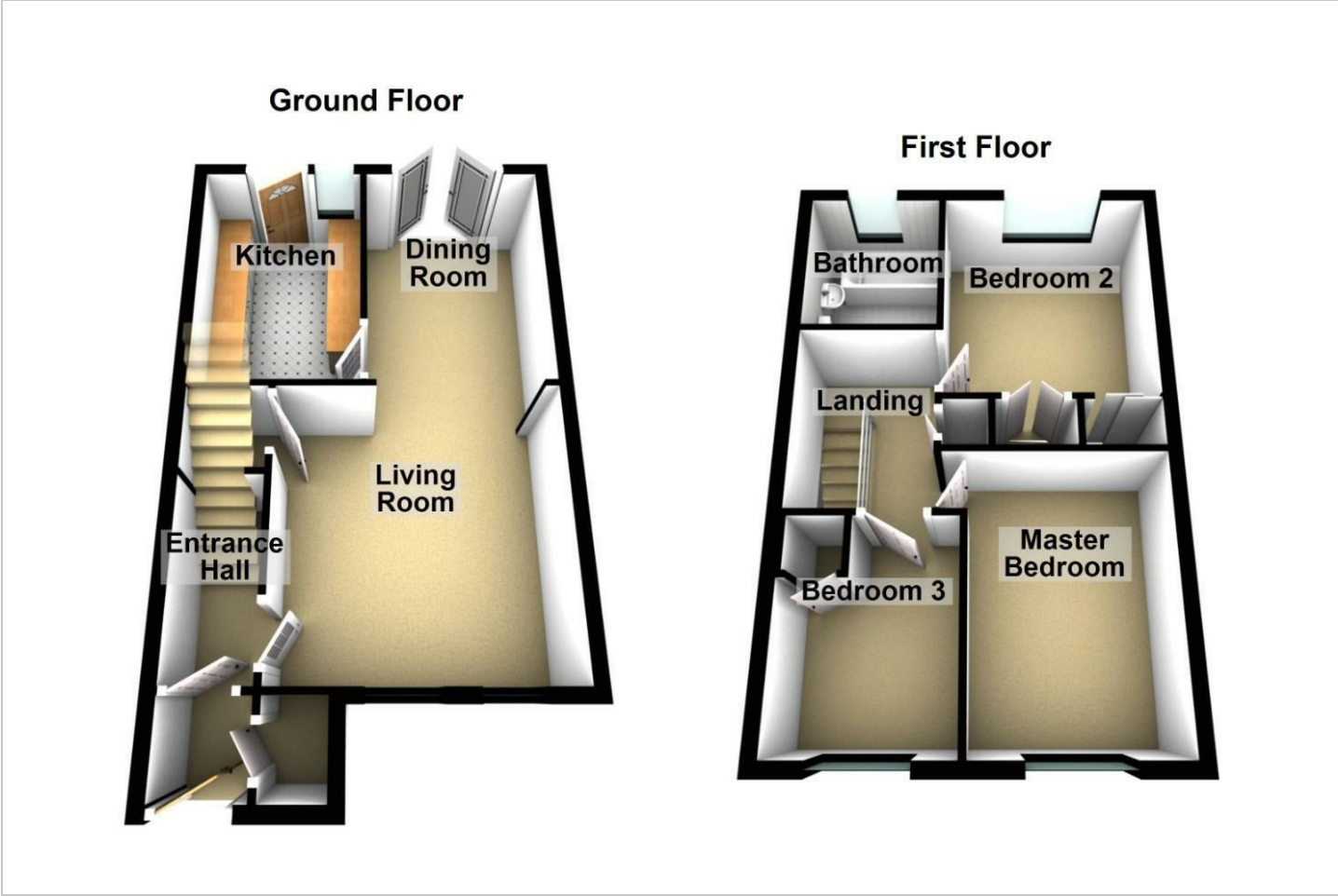
Rear Garden

Enclosed by wooden panelled fence to rear and sides with rear gated access leading to driveway, paved patio seating area, remainder is laid to lawn with paved stepping stones, raised decking seating area, further paved area for BBQ, garden tap, side courtesy door to garage.

Rear Of Property

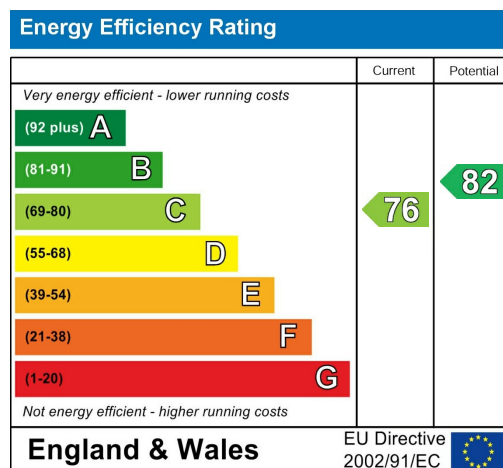
Brick built garage with power and light, driveway to side of garage.

Floorplan





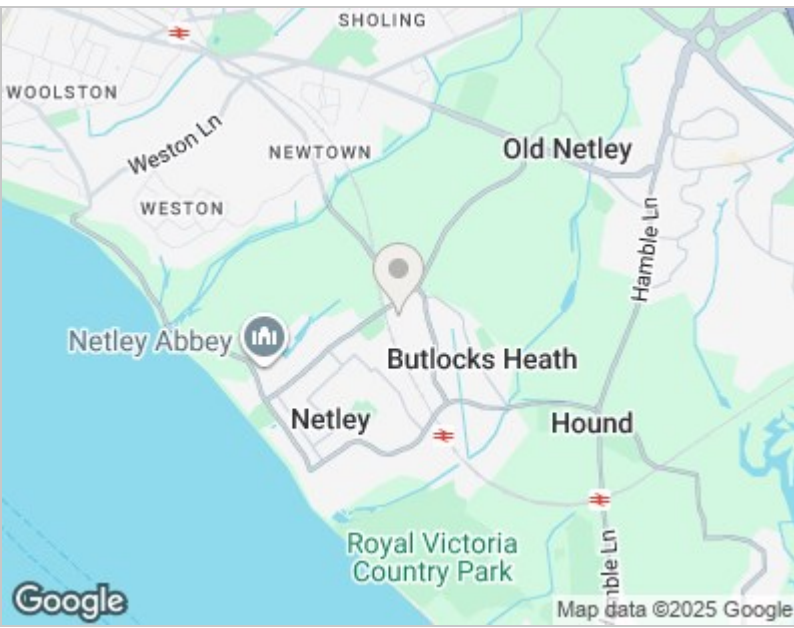
Energy Efficiency Graph



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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