



Hound Road

Netley Abbey, SO31 5FX

Asking Price £450,000



- Three Bedrooms
- Detached Garage
- Good Size Garden
- Wood Burner In Living Room
- No Forward Chain

- Circa 1910 Period Cottage
- Off Road Parking
- Desirable Location
- Kitchen Breakfast Room
- Close To Country Park

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A wonderful opportunity to acquire this period three bedroom semi detached cottage a stones throw away from Royal Victoria Country Park. The property is well decorated throughout comprising lounge/diner with wood burner, open plan to fitted kitchen breakfast room, with door to garden. Upstairs offers three bedrooms and family bathroom. Further features include off road parking leading to a detached garage and a good size private enclosed rear garden, backing on to woodland. This property is being sold with no forward chain and early viewings are highly recommended to appreciate the location on offer.

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

Driveway providing off road parking leading to detached garage, access to side via wooden gate, small brick wall with metal railings to front, laid to lawn with steps leading to front door.

Porch

Storm porch with door to:

Entrance Hall

Under stairs Storage cupboard, double radiator, fitted carpet, stairs to 1st floor, door to:

Lounge/Diner

23'4" x 10'10" max (7.11m x 3.30m max)

UPVC double glazed window to front and side aspect, wood burning stove with glass door in chimney breast, radiator, double radiator, fitted carpet, TV point, open plan to:

Kitchen/Breakfast Room

13'11" x 8'3" (4.24m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, china butler style sink unit with single drainer and mixer tap, wall mounted gas boiler, dishwasher, space for fridge/freezer, space for cooker with extractor hood over, uPVC double glazed window to side aspect, tiled flooring, shelving, recessed ceiling spotlights, uPVC double glazed double doors to garden.

First Floor Landing

Fitted carpet, access to loft hatch, door to:

Master Bedroom

13'11" x 11'5" (4.24m x 3.48m)

UPVC double glazed window to front aspect, chimney breast, double radiator, fitted carpet.

Bedroom 2

11'7" x 8'10" (3.53m x 2.69m)

UPVC double glazed window to side aspect, airing cupboard housing, hot water tank, additional shelving, double radiator, fitted carpet.

Bedroom 3

8'8" x 7' (2.64m x 2.13m)

UPVC double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower with over and glass screen and pedestal wash hand basin, low-level WC, extractor fan, uPVC double glazed window to rear aspect, radiator.

Rear Garden

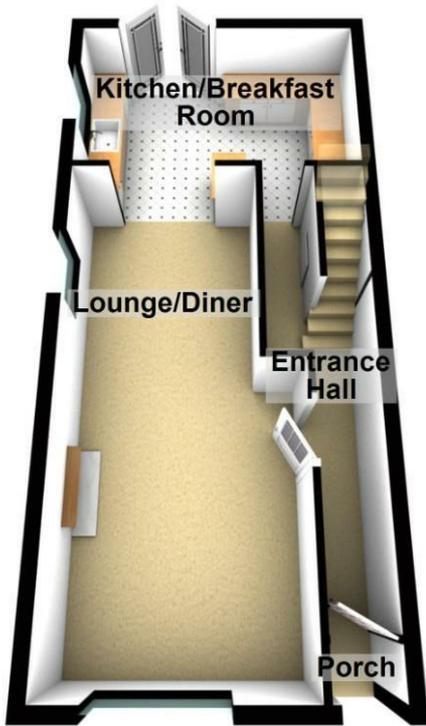
A private and secluded rear garden backing on to woodland, enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with flower and shrub borders, large paved patio seating area, access to rear courtesy door to garage raised timber decking seating area with wooden shed and rear gate, garden tap and side gated access.

Detached Garage

Brick built detached garage with wooden doors to front, double glazed rear courtesy door to rear garden, fuse box, power and light connected, roof skylight and ceiling spotlights.

Floorplan

Ground Floor

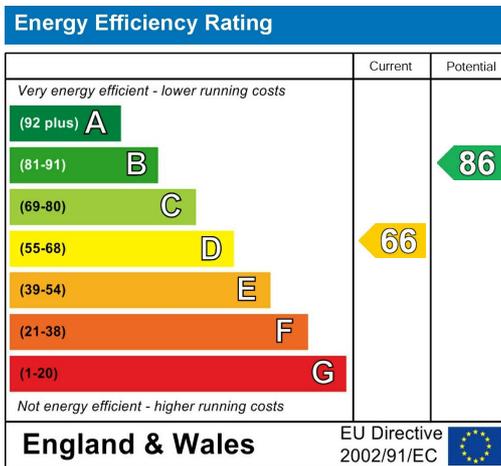


First Floor





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.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG
Tel: 023 8045 8054 Email: netleyabbey@hunters.com
<https://www.hunters.com>

