

# HUNTERS<sup>®</sup>

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## Grange Road

Netley Abbey, SO31 5FH

Asking Price £400,000



- SEMI DETACHED FAMILY HOME
- DOWNSTAIRS WC
- GARAGE, CARPORT & OFF ROAD PARKING
- POTENTIAL TO EXTEND SUBJECT TO PP
- EPC RATING D

- 100' PLUS REAR GARDEN
- THREE BEDROOMS & LOFT ROOM
- VILLAGE LOCATION
- SOUTHERLY FACING PLOT
- UTILITY ROOM

Tel: 023 8045 8054

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Hunters Estate Agents are pleased to have been entrusted with instructions to offer for sale, this semi-detached family home in the favoured Grange Road area of Netley Abbey. Featuring a substantial garden of well in excess of 100ft, this home would be ideal for extending subject to any necessary planning consents. Briefly the current accommodation comprises; 17' Sitting Room, Kitchen/Dining Room, WC and Utility Room on the ground floor while upstairs offers Three Bedrooms and a Family Bathroom. There is a Garage and Off-Road Parking.

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

Brick wall to front with gravelled garden with flower and shrub beds, paved pathway leading to front door, driveway providing off road parking for a couple of vehicles with carport leading to attached brick built garage.

## PORCH

Windows to side aspects, door to:

## ENTRANCE HALL

Fitted carpet, stairs to 1st floor landing, door to:

## SITTING ROOM

17'2" x 12'0" (5.23 x 3.66)

A double-aspect room with double-glazed window to front aspect and double-glazed French doors to garden. Coving to ceiling, laminate flooring. Radiator. Fireplace with wood-burning stove on a tiled hearth, door to:

## KITCHEN / DINING ROOM

17'1" x 15'0"Max (5.21 x 4.57Max)

A double-aspect room with double-glazed windows to front & rear aspects. Kitchen is fitted with a matching range of base and wall cabinets providing cupboard and drawer space with work-surfaces over. Inset composite sink unit with mixer tap. Inset, four-burner gas hob with pull-out extractor fan over. Built-in eye-level, double-oven. Laminate flooring. Space & plumbing for automatic washing machine. Further appliance space. Coving to ceiling. Radiator. Door to;

## LOBBY

Built-in cupboard, open plan to:

## UTILITY ROOM

8'3" x 5'0" (2.51 x 1.52)

Window to rear aspect, fitted base and eye level cupboards, plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, tiled flooring, door to rear garden, door to:

## CLOAKROOM

Window to side aspect. Fitted with a two-piece suite comprising a wash-hand basin and WC.

## LANDING

Fitted carpet, double glazed window to rear aspect, storage cupboard, wooden stairs to:

## LOFT SPACE

Currently being used as a games room, with velux window to side aspect.

## BEDROOM 1

11'9" x 11'3" (3.58 x 3.43)

Double-glazed window to front aspect. Radiator & built-in cupboard.

## BEDROOM 2

12'1" x 8'11" (3.68 x 2.72)

Double-glazed window to front aspect. Radiator & built-in cupboard.

## BEDROOM 3

7'9" x 8'11" max (2.36 x 2.72 max)

Double-glazed window to rear aspect. Radiator

## BATHROOM

Obscure double-glazed window to rear aspect. Fitted with a four-piece white shell style suite, comprising, panel-enclosed bath with shower over, pedestal wash-hand basin, bidet and close-coupled WC. Tiling to principle areas. Radiator

## REAR GARDEN

The rear garden is approximately over 100ft its divided into two and comprises a walled patio seating area with a southerly aspect. surrounded by wooden panelled fence, the remainder of this part of the garden is mainly laid to lawn with flower and shrub borders. The second part of the garden is walled and fence surround with outbuilding and houses a former, in-ground swimming pool, currently used as a chicken coup.

## GARAGE

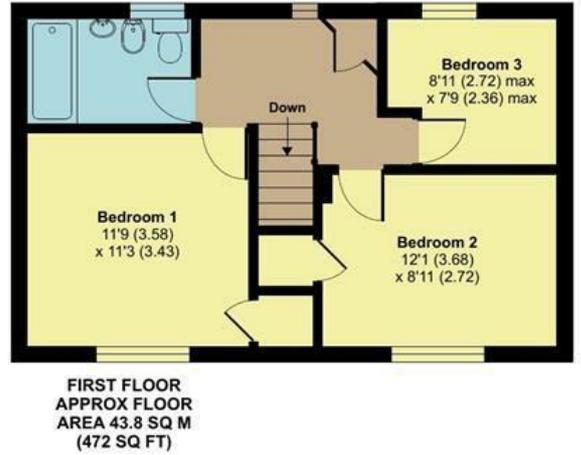
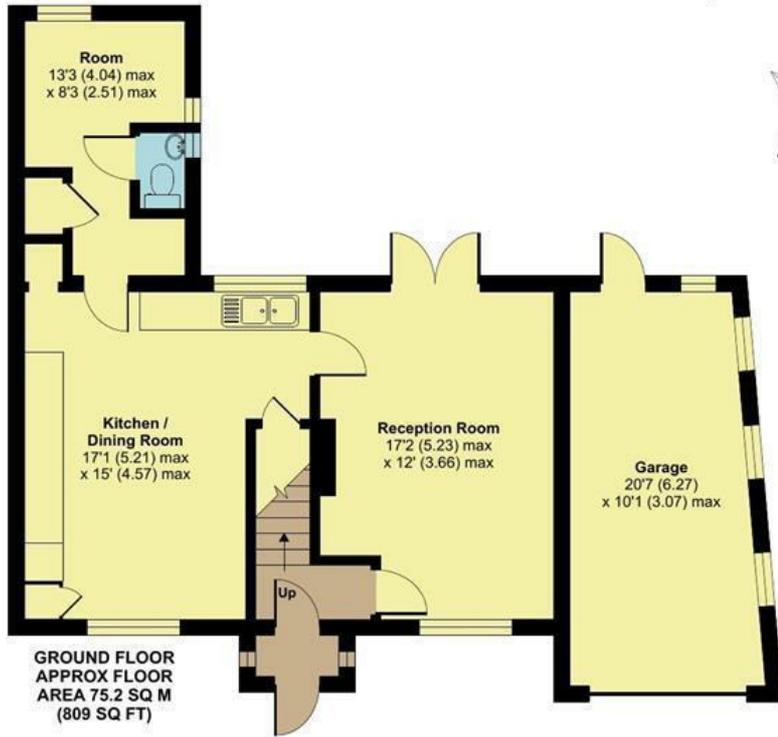
Brick built garage with up and over door, power and light connected, Windows to side & rear aspects with rear courtesy door to garden.

# Floorplan

## Grange Road, Netley Abbey, Southampton, SO31

Total = 1281 sq ft / 119 sq m (includes garage)

For identification only - Not to scale



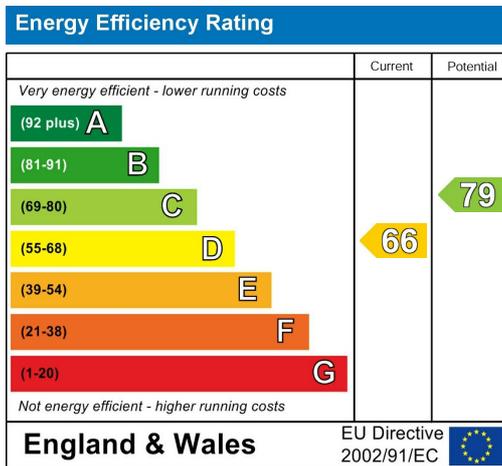
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2022. Produced for Hunters Property Group. REF: 831911







## 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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