

# HUNTERS<sup>®</sup>

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## Cranmore

Netley Abbey, Southampton, SO31 5GG

Offers Over £250,000



- IDEAL FIRST TIME BUYER/INVESTMENT
- GARAGE
- NO FORWARD CHAIN
- ENCLOSED REAR GARDEN

- TWO DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING

Tel: 023 8045 8054

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Offers Over £250,000



A wonderful first time buy/investment opportunity to purchase this well presented two bedroom situated in the desirable location of Netley. The property is being sold with no chain and early viewings are advised.

### Front Approach

Block paved to front with cupboard to side housing gas and electric metres.

### Entrance Hall

Laminate flooring, telephone point, stairs to first floor, radiator, door to:

### Kitchen

9'11" x 5'11" (3.02m x 1.80m)

Fitted with a matching range of base and eye level units and drawers with worktops over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, uPVC double glazed window to front to aspect, tiled flooring.

### Living Room

15'11" x 12' (4.85m x 3.66m)

Under stairs Storage cupboard housing fuse box, radiators, fitted carpet, TV point, coving to textured ceiling, double glazed door to garden, two double glazed windows to rear.

### Landing

Fitted carpet, textured ceiling, access to loft hatch, door to:

### Master Bedroom

12' x 9'2" (3.66m x 2.79m)

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

### Bathroom

Fitted with three piece shell style suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, extractor fan, radiator, tiled walls, vinyl flooring.

### Bedroom 2

12' x 6'7" (3.66m x 2.01m)

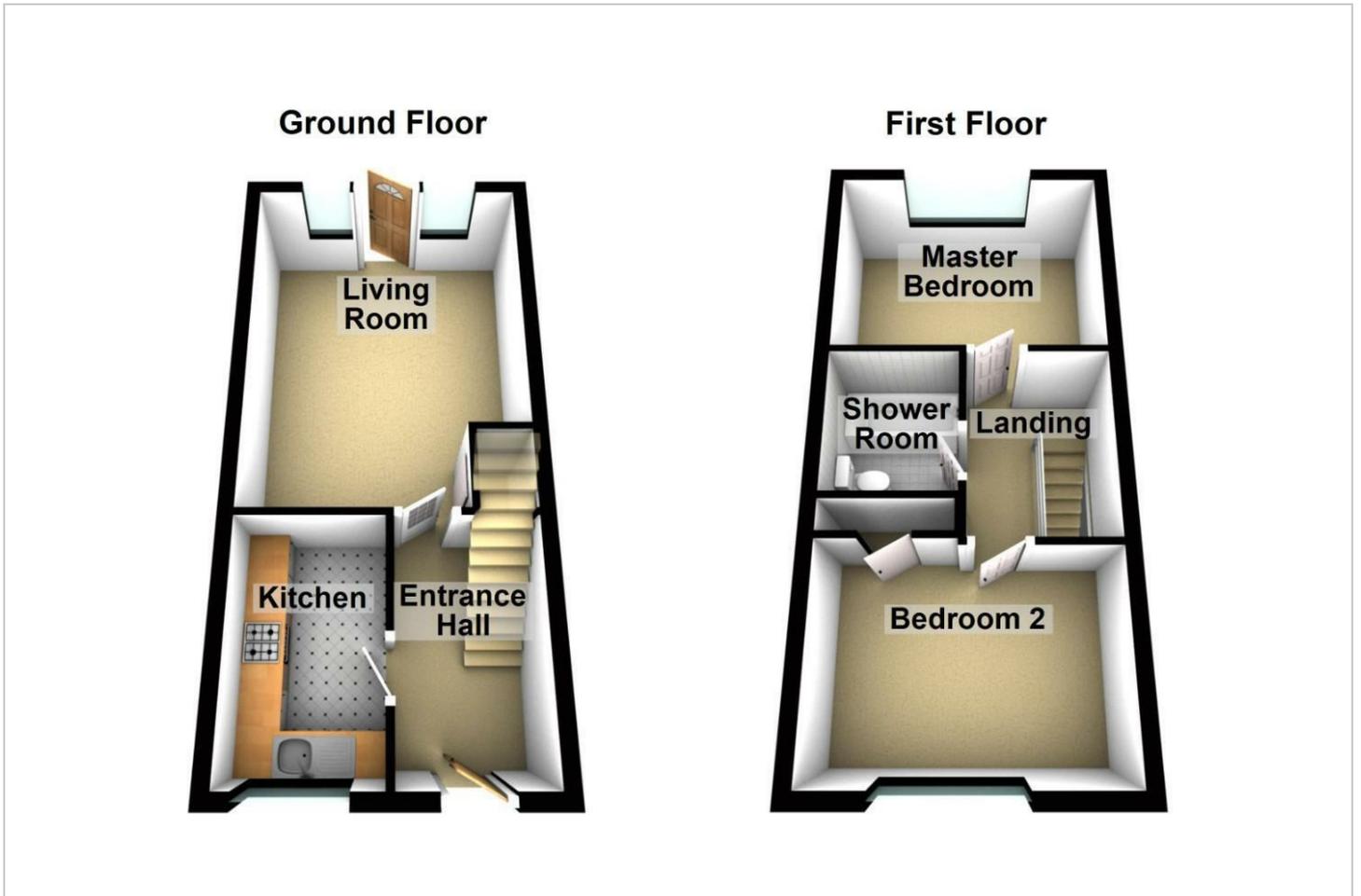
UPVC double glazed front aspect, boiler cupboard, housing wall mounted combination boiler, radiator, fitted carpet.

### Rear Garden

Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with shrub borders,

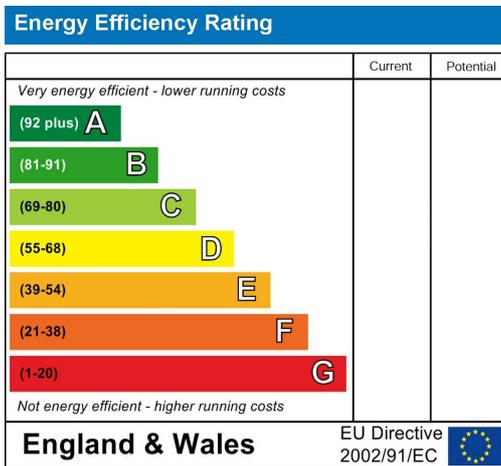
paved patio seating area. wooden rear gated access.

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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