

HUNTERS®

HERE TO GET *you* THERE



Priory Road

Netley Abbey, Southampton, SO31 5EP

Offers In Excess Of £325,000



Council Tax: C



54 Priory Road

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Front Approach

Situated on a corner plot, Brick wall to front, block paved driveway providing off road parking for several vehicles, steps to front door.

Entrance Porch

UPVC triple glazed windows to front, radiator, fitted carpet, stairs to first floor with fuse box and electricity meter, door to:

Living Room

16'11" x 11'10" (5.16m x 3.61m)

UPVC double glazed window to front aspect, radiator, laminate flooring, telephone point, TV point, uPVC double glazed double doors to garden, door to:

Kitchen/Breakfast Room

16'11" x 11'7" max (5.16m x 3.53m max)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer with stainless steel swan neck mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, dual aspect uPVC triple glazed windows to front and rear aspect, ceramic tiled flooring, coving to ceiling, wall mounted concealed combination boiler, uPVC double glazed door to side, door to under stairs Storage cupboard.

Landing

UPVC triple glazed window to front aspect, fitted carpet, access to loft via loft hatch, doors to:

Master Bedroom

16'11" max x 8'9" max (5.16m max x 2.67m max)

UPVC double glazed window to front and triple glazed window side aspect, radiator, fitted carpet, door to storage cupboard.

Bedroom 2

11'5" x 9'1" (3.48m x 2.77m)

UPVC triple glazed window to front aspect, radiator, fitted carpet, coving to ceiling.

Bedroom 3

9'7" max x 7'6" (2.92m max x 2.29m)

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

Shower room

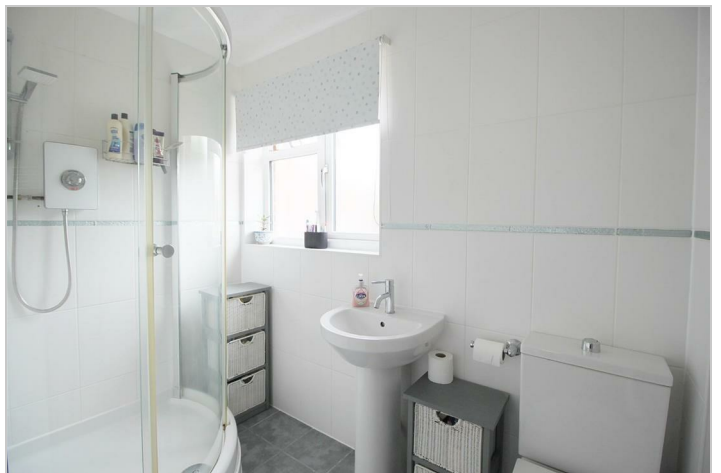
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure with shower over and glass screen and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect, tiled walls and flooring.

Rear Garden

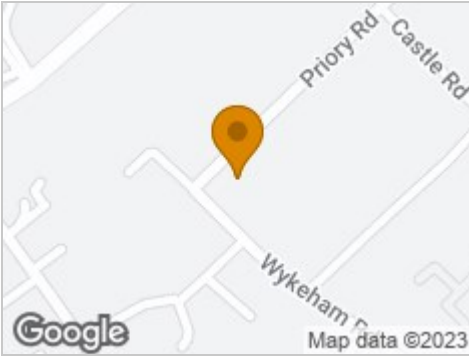
Enclosed by wooden panelled fence to rear and sides, paved patio seating area, wooden side gated access.

Outbuilding

Brick built, utility room with plumbing for washing machine, space for tumble dryer and freezer, WC.



Road Map



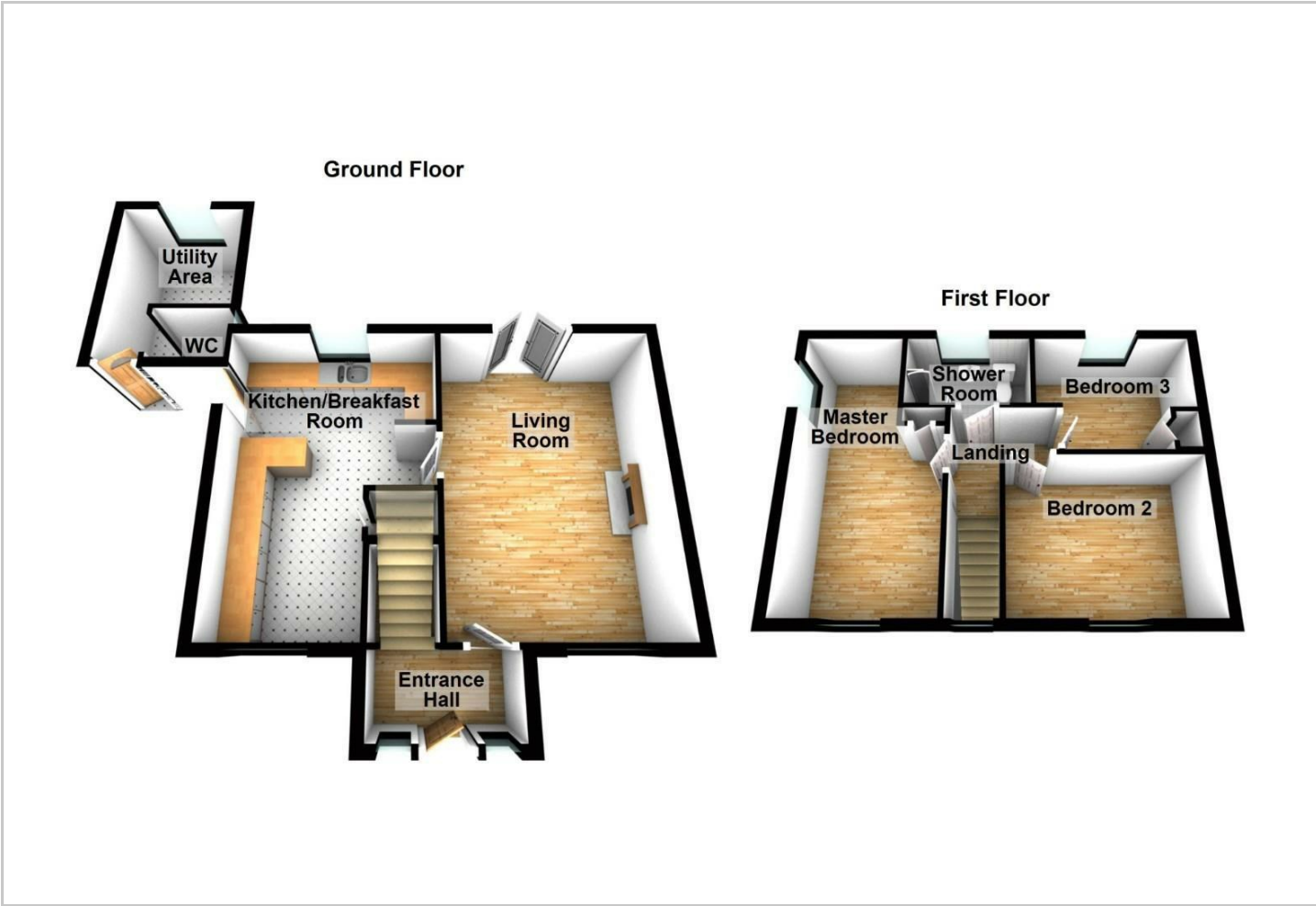
Hybrid Map



Terrain Map



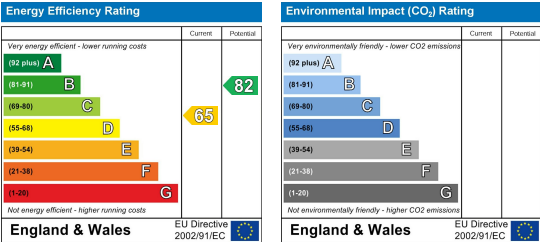
Floor Plan



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.

Energy Efficiency Graph



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.