

# HUNTERS<sup>®</sup>

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## Woolston Road

Netley Abbey, Southampton, SO31 5FN

Offers In Excess Of £290,000



- Character Cottage
- Sought After Location
- Modern Kitchen Breakfast room
- Good Size Garden
- Utility Area

- Two Double Bedrms
- Immaculately Presented
- Downstairs Bathroom
- Living Room With Log Burner

Tel: 023 8045 8054

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A wonderful opportunity to acquire this two bedroom character cottage in the sought after area of Butlocks Heath. The property has been modernised to a high standard throughout by the current owners, comprising two double bedrooms, living room with log burner, modern fitted kitchen breakfast room, downstairs bathroom, utility area and good size rear garden. Early viewings are highly recommended to appreciate what this property offers.

### Living Room

11'3" x 10'10" (3.43m x 3.30m)

UPVC double glazed window to front aspect, chimney breast with wood burner stove, wooden mantle over, double radiator, wooden floorboards, TV point, open plan to:

### Kitchen Breakfast Room

11'3" x 9'5" (3.43m x 2.87m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar seating for four people with storage under, china butler style sink unit with stainless steel swan neck mixer tap, space for under counter fridge and freezer space and plumbing for slimline dishwasher, built-in electric oven, four ring halogen hob with extractor hood over, double radiator, laminate flooring, stairs to first floor landing, uPVC double glazed door to garden, door to:

### Utility

6'5" x 2'6" (1.96m x 0.76m)

Plumbing for washing machine, laminate flooring, fitted, shelving, open plan to:

### Bathroom

Fitted with three piece suite comprising panelled bath with mixer shower over and waterfall shower head, inset wash hand basin with cupboards under, low-level WC, uPVC opaque double glazed window to side aspect, vinyl flooring, wall mounted heated towel rail.

### Landing

Fitted carpet, access to loft hatch, fully boarded and carpeted loft, doors to:

### Master Bedroom

11'3" x 10'4" (3.43m x 3.15m)

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

### Bedroom 2

11'3" x 9'8" (3.43m x 2.95m)

Double glazed Window to rear, boiler cupboard,

housing wall mounted combination boiler, double radiator, fitted carpet.

### Rear Garden

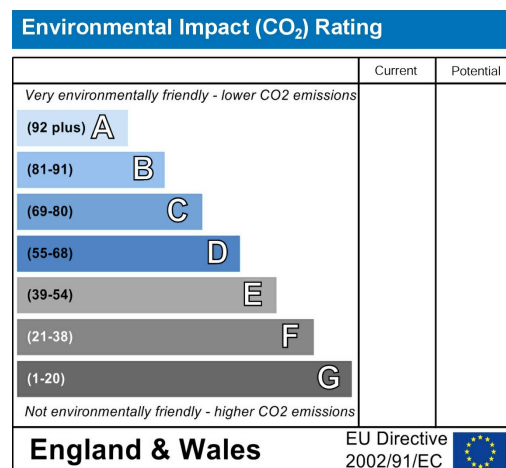
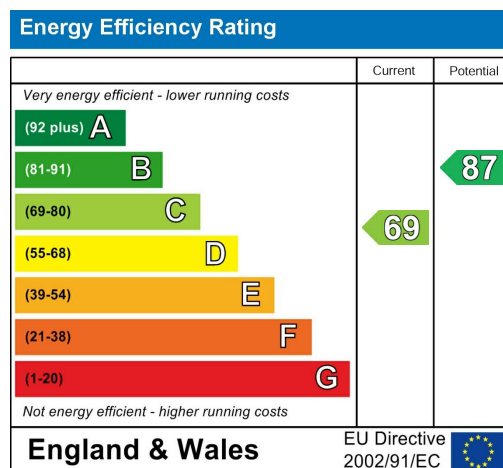
Enclosed by wooden panelled fence to rear and sides, wooden side gated access, paved and gravelled seating area, brick built storage shed, steps down to further wooden decked seating area, gravelled pathway leading to steps to further garden area with air raid shelter.

Floorplan





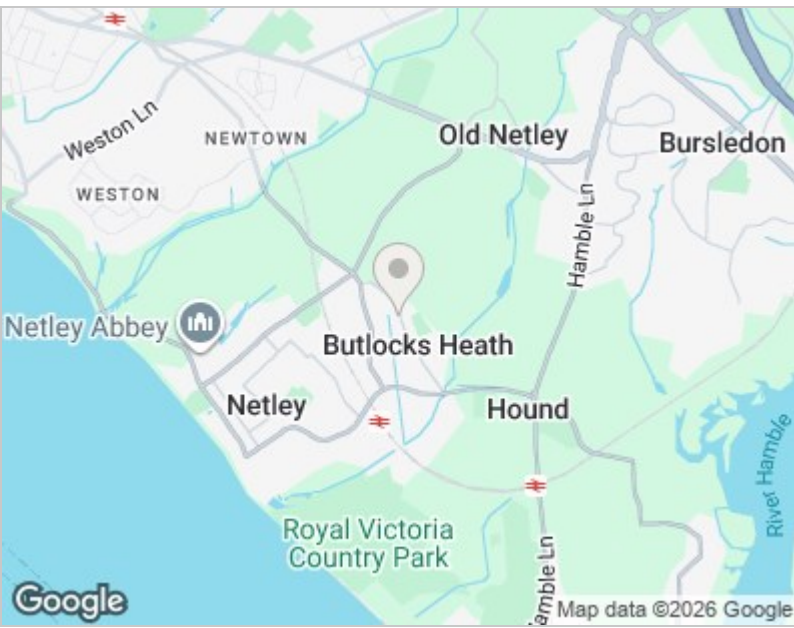
## Energy Efficiency Graph



## 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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