BRAMBLES

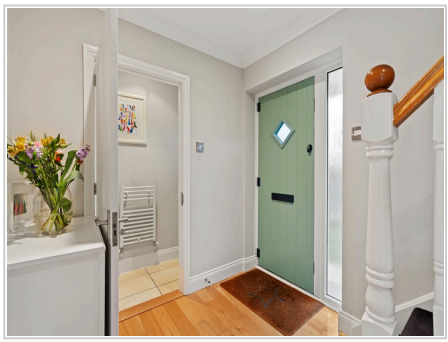
Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200
enquries@brambles-estateagents.com
www.brambles-estateagents.com

Queens View
Netley Abbey
Southampton
Hampshire
SO31 5EE

£475,000











- Four bedrooms on the first floor including three large doubles
- Generous and secluded plot with a private south facing garden to the rear
- Spacious driveway to the front with off road parking for numerous vehicles
- Newly refurbished bathroom suite
- Separate utility room and downstairs WC
- Walking distance to Netley village, local schools and public transport
- Large reception room with stunning log burner as central feature
- Triple aspect kitchen dining room with ample work

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Ref: PRA12618

Viewing Instructions: Strictly By Appointment Only

General Description

The ideal family home! This spacious four-bedroom semi-detached house is located in the desirable village of Netley Abbey. With a well-designed layout, this home is perfect for family living due to its incredible plot and secluded south facing garden.

Accommodation

FRONTAGE

Large block paved driveway to the front providing off road parking for multiple vehicles. Side access via pedestrian gate leading to rear garden. Front garden space with laid to lawn area and pathway leading to front door.

Hallway

Composite front door with opaque glazing and additional fixed panel glazing. Inset spot lights. Deep moulded skirting boards. Coving. Under stairs storage cupboard. Radiator. Engineered oak flooring. Stairs with carpet rising to first floor.

W.C (6' 11" x 2' 7") or (2.11m x 0.79m)

Double glazed opaque window to front. Low level WC. Tiled flooring. Moulded skirting boards. Ladder style heated towel rail. Inset spot lights. Ceramic hand wash basin with tiled splashback, chrome mixer tap and set in vanity unit.

Lounge (10' 11" x 25' 2") or (3.34m x 7.68m)

Double panelled doors with chrome fittings into lounge. Carpet. French doors with double glazed inserts opening to garden. Double glazed window to rear. Carpet. Moulded skirting boards. Two fitted bookshelves and storage in alcoves either side of the cast iron log burner set in fireplace with hearth and oak mantelpiece. Two radiators. Coving.

UTILITY (6' 11" x 9' 9") or (2.11m x 2.97m)

Tiled flooring. Stainless steel sink with chrome mixer tap and drainer. Double glazed window to front. Space and plumbing for washing machine and space for tumble dryer. Wall mounted Worcester Bosch boiler. Range of matching wall and base units. Work surface space. Opening into kitchen dining room.

KITCHEN DINING ROOM (20' 5" x 12' 6") or (6.22m x 3.80m)

Continuation of tiled flooring. Radiator. Double glazed French doors opening to south facing garden. Triple aspect room with double glazed windows to front, side and rear. Inset spot lights. Swan neck coving. Matching wall and base units with ample work surface space and display cabinet. Ceramic one and a half sink and drainer with chrome mixer tap. Integrated appliances including; dishwasher, fridge and freezer. Under cabinet lighting. Space and Rangemaster cooker with fitted extractor above. Moulded skirting boards.

Landing

Continuation of carpet on first floor. Access to loft via pull down ladder, loft in boarded with ample storage space and lighting. Double glazed window to front. Moulded skirting boards. Inset spot lights. Coving.

Bedroom 1 (10' 11" x 12' 5") or (3.34m x 3.79m)

Radiator. Double aspect with double glazed window to side and rear. Range of fitted wardrobes with matching fitted drawers and dressing table. Carpet. Moulded skirting boards. Door to en suite.

EN - SUITE (4' 2" x 7' 9") or (1.28m x 2.35m)

Tiled flooring. Double glazed window to front. Inset spot lights. Double width shower with fully tiled surround. Low level WC. Chrome ladder style heated towel rail.

Bedroom 2 (11' 1" x 13' 1") or (3.37m x 4.0m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Coving. Moulded skirting boards.

Bedroom 3 (11' 1" x 10' 1") or (3.37m x 3.08m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Coving. Moulded skirting boards. Double built in wardrobes with shelving and hanging.

Bedroom 4 (6' 10" x 9' 10") or (2.08m x 3.0m)

Fitted single bed overlooking stairs support and storage underneath. Double glazed window to front. Radiator. Moulded skirting boards. Coving.

Bathroom (6' 11" x 10' 8") or (2.11m x 3.25m)

Double glazed opaque window to front. Tiled floor. Underfloor heating. Fully tiled bath area with niche lighting, glass screen and chrome rainfall effect shower. White sink with chrome mixer tap and vanity unit below. Low level WC with concealed cistern. LED, heated mirror vanity unit. Chrome ladder style heated towel rail. Inset spotlights.

GARDEN

Landscaped rear garden south facing and private. Large patio area with outdoor power sockets and lighting. Laid to lawn area with pathway leading to the rear with raised flower beds either side. Large outbuilding with power, half used as a storage area and the other half as a workshop, double glazed windows to the front.

Other

Eastleigh borough council tax band C- £1,947.58 per annum
Sellers position- Onward chain, need to find but have seen a property of interest.

Services

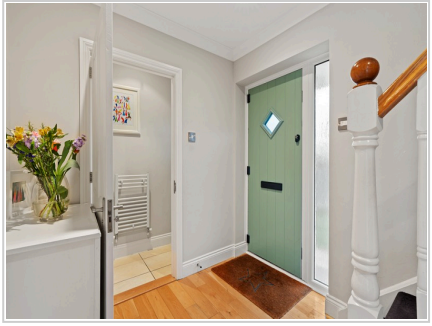
EPC Rating:76

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

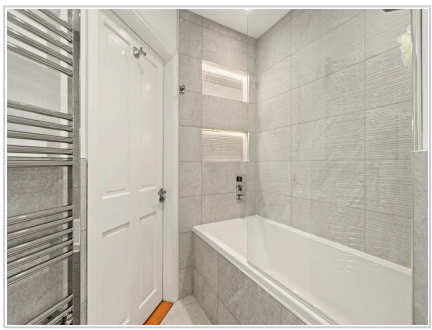






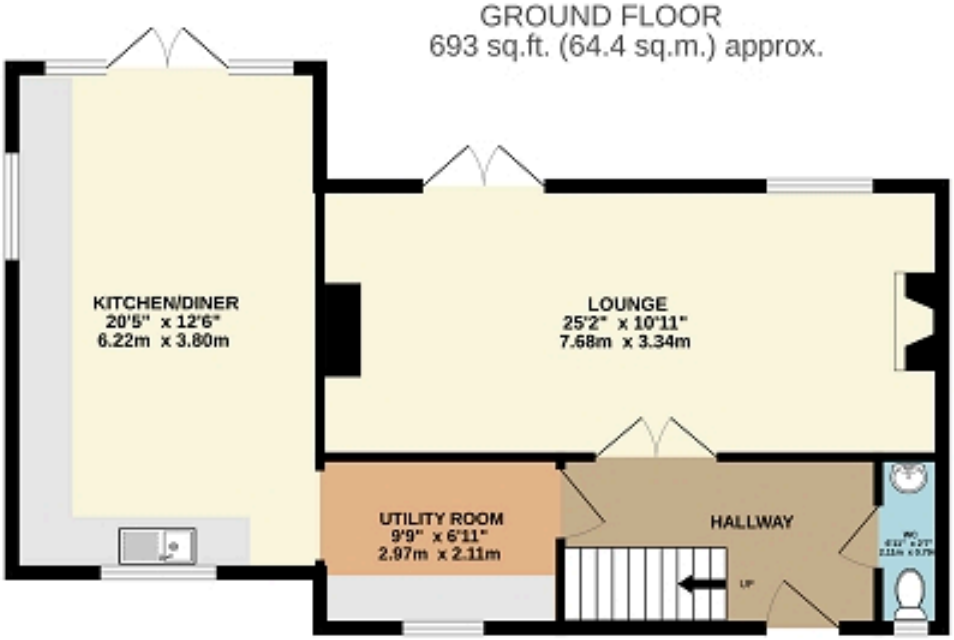




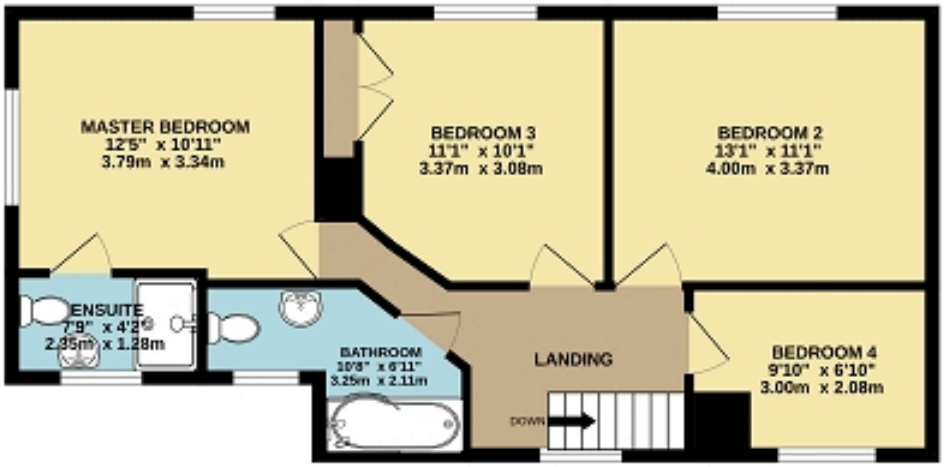






GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.