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Gatcombe
Netley Abbey
Southampton
Hampshire
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£289,950











- Quiet cul-de-sac location in the sought-after village of Netley Abbey
- Ideal for first-time buyers and investors
- Private driveway with parking for one car
- Conservatory overlooking the private rear garden
- Close to amenities, transport links, Royal Victoria Country Park and coastal walks
- No onward chain

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Ref: PRA12814

Viewing Instructions: Strictly By Appointment Only

General Description

Perfect for first-time buyers and investors alike, this appealing three-bedroom end of terrace house offers bright and versatile accommodation, a private driveway providing off-street parking for one car, and a west-facing rear garden with convenient rear access.

Accommodation

Outside

Private driveway for one vehicle, with the remaining area predominantly laid to lawn. Patio leading to front door with brick built storage shed.

PORCH

UPVC composite door with opaque double glass inserts. Storage unit housing the consumer unit board. Laminate wooden effect flooring.

Kitchen (14' 8" x 9' 5") or (4.47m x 2.87m)

Double glazed window to the conservatory. Double glazed french doors to the conservatory. Matching wall and base units with chipboard worktops. Integrated single fan oven and four piece gas hob burner. Pull out extractor hood. Space for washing machine, fridge and freezer as well as plumbing for a dishwasher. Stainless steel sink with chrome style mixer tap. Laminate wooden effect flooring. Inset spotlights. Storage cupboard housing a baxi boiler.

Conservatory (11' 1" x 10' 4") or (3.39m x 3.15m)

Double glazed windows to surround. Double glazed sliding doors to the garden. Continuation of the laminate wooden effect flooring. Radiator. Double glazed sliding patio doors to the garden.

Landing

Carpet. Skirting boards. Loft access. Doorways leading to all rooms on the first floor.

Bedroom 1 (14' 8" x 8' 10") or (4.47m x 2.70m)

Carpet. Skirting boards. Double glazed window to the front. Storage cupboard over stairs housing a loft hatch.

Bedroom 2 (9' 1" x 8' 10") or (2.76m x 2.70m)

Carpet. Skirting boards. Radiator. Double glazed window to the rear.

Bedroom 3 (8' 4" x 5' 10") or (2.55m x 1.77m)

Radiator. Skirting boards. Double glazed window to the front.

Bathroom (6' 11" x 5' 9") or (2.11m x 1.74m)

Tiled flooring. Low level WC with a push system. Built in hand wash basin set in a vanity unit with chrome mixer hot and cold tap. Panelled bath with glass shower screen and a showerhead attachment and chrome mixer tap. Tiled walls to surround. Opaque double glazed window facing the rear. Radiator. Skirting boards. Extractor fan.

GARDEN

Paved patio. Partially laid to lawn. Paved pathway leading to the rear access. Storage shed. Fully enclosed via fencing.

Other

Eastleigh Borough Council Tax Band C - £2,084.51 2025/26 charges. No onward chain.

Services

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified














GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.