BRAMBLES

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£275,000











- No forward chain
- Cul De Sac Location

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Ref: PRA12826

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles are pleased to welcome to the market this well-presented two double bedroom semi-detached property, situated in the popular location of Netley Abbey. The property would make an ideal purchase for first-time buyers.

Accommodation



Outside

Paved driveway for multiple cars, access to the garage, enclosed porch to enter the property.

PORCH

Composite door with opaque glass inserts, , double glazed opaque window, fitted carpet, housing a fuse board, electric and gas meter, shelving, wooden door with glass inserts into the hallway.

Hallway

Fitted carpet, stair case rising to the first floor, skirting boards, large fitted mirror, radiator, under stairs storage space, bi fold doors into the kitchen.

Kitchen (10' 8" x 5' 10") or (3.25m x 1.77m)

Tiled flooring, matching base and wall units, integrated electric oven, stainless steel sink with a chrome mixer tap, space for a washing machine, tumble dryer and fridge, chipboard worktops, electric induction unit, extractor hood, servery window to the lounge, tiles to surround, double glazed window to the front, coving.

Lounge (15' 11" x 11' 10") or (4.84m x 3.60m)

Fitted carpet, skirting boards, radiator, door to an under stairs storage cupboard with shelving, double glazed sliding doors into the conservatory, coving.

Conservatory (11' 10" x 8' 4") or (3.60m x 2.53m)

Lean-to style conservatory with glazing to surround, vinyl flooring.

Landing

Doors leading to all rooms, skirting boards, access to the loft, coving.

Bedroom 1 (9' 10" x 9' 9") or (2.99m x 2.97m)

Fitted carpet, skirting boards, radiator, ceiling fan, double glazed window to the back, large fitted wardrobe with sliding glass doors.

Bedroom 2 (11' 10" x 8' 6") or (3.60m x 2.60m)

Fitted carpet, skirting boards, ceiling fan, radiator, storage cupboard housing a Worcester boiler with shelving, double glazed window to the front of the property, additional storage unit with shelving, coving.

Bathroom (6' 2" x 5' 10") or (1.87m x 1.77m)

Tiled flooring, large walk in shower with a hand held shower attachment, hand wash basin set in a vanity unit with a chrome mixer tap, tiles to surround, extractor fan, inset spotlights, opaque double glazed window to the side, low level WC with a push system, radiator.

GARDEN

Paved patio, laid to lawn, access to the garage, shed, fully enclosed by wooden fencing.

Other

Eastleigh borough council tax band C - 2,084.51
Sellers position- No forward chain

GARAGE (21' 3" x 8' 2") or (6.47m x 2.48m)

Power and lighting, up and over door, additional personal door into the garden.

Services

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified
















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.