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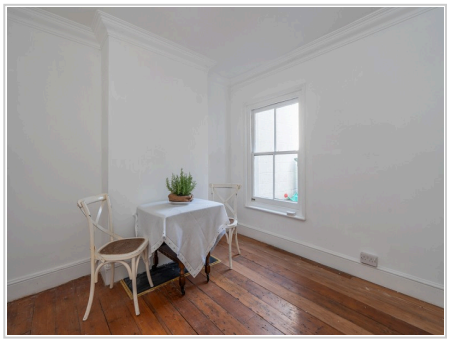
£315,000











- Character features throughout
- Charming cottage in prime location of Netley village
- No forward chain
- Modern gas central heating boiler
- Two double bedrooms and two bathrooms
- Two reception rooms on the ground floor
- Walking distance to local amenities and Royal Victoria Country Park

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Ref: PRA12812

Viewing Instructions: Strictly By Appointment Only

General Description

This charming two-bedroom mid-terraced cottage is situated in the heart of the popular village of Netley Abbey and offers an appealing combination of period character, generous accommodation and a delightful private rear garden.

Accommodation

Hallway

Door leading into hallway. Carpet. Skirting boards. Radiator. Stairs rising to first floor.

Lounge (11' 10" x 10' 4") or (3.60m x 3.14m)

Carpet. Radiator. Skirting boards. Double glazed sash windows in bay to front. Built in shelving in alcoves. Gas effect fireplace with mantelpiece.

Dining Room (10' 0" x 10' 4") or (3.06m x 3.14m)

Exposed floorboards. Sash window to rear. Skirting boards. Radiator. Door to understairs cupboard. Decorative coving.

Kitchen (8' 6" x 8' 0") or (2.60m x 2.43m)

Laminate flooring. Stable style door opening to garden. Range of matching shaker style wall and base units. Wood block work surfaces with tiled splashback. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Integrated single oven with four gas burner hob and extractor fan above. Space for fridge freezer. Window to side. Radiator.

Landing

Continuation of carpet. Skirting boards. Coving. Doors to both bedrooms.

Bedroom 1 (10' 0" x 13' 3") or (3.04m x 4.03m)

Carpet. Skirting boards. Radiator. Double glazed sash windows to rear. Door to en suite bathroom.

EN SUITE BATHROM (8' 6" x 8' 2") or (2.60m x 2.49m)

Vinyl flooring. Panelled bath with shower attachment. Pedestal hand wash basin with tiled splashback. Low level WC. Skirting boards. Radiator. Window to side. Airing cupboard housing Glow Worm combination boiler and storage.

Bedroom 2 (10' 4" x 10' 10") or (3.15m x 3.30m)

Carpet. Skirting boards. Radiator. Double doors opening to wardrobe. Double glazed sash windows to front. Opening to en suite.

EN - SUITE (8' 8" x 2' 11") or (2.64m x 0.89m)

Tiled flooring. Low level WC. Shower cubicle with tiled surround and fitted attachment. Pedestal hand wash basin with tiled splashback. Cast iron feature fireplace

GARDEN

Courtyard area accessed from kitchen. Outside WC and brick built storage. Laid to lawn area.

Other

Eastleigh borough council tax band C-
Leasehold- Chamberlayne estates with 802 years remaining on lease and no ground rent collected.
Sellers position- No onward chain.

Services

EPC Rating:54

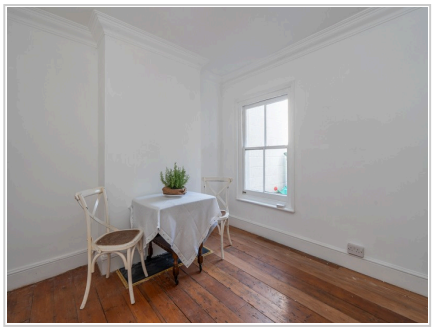
Tenure

We are informed that the tenure is Leasehold

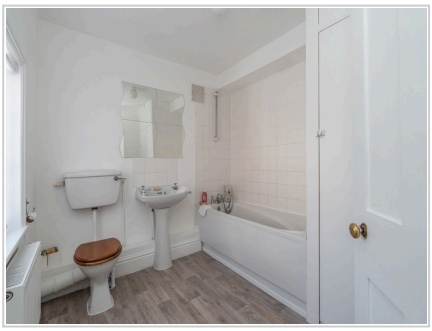
Council Tax

Band Not Specified







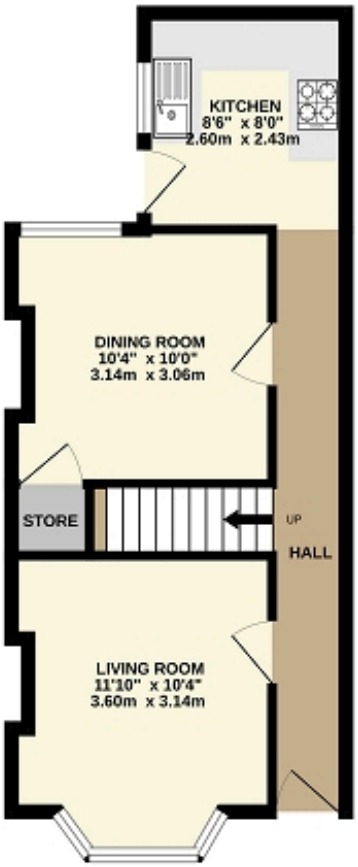









GROUND FLOOR



1ST FLOOR



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.