BRAMBLES

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Old School Close
Netley Abbey
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£290,000











- Beautifully presented throughout
- Extended living accommodation to the ground floor
- Seller has found a property that is end of chain
- Two double bedrooms
- Integrated dishwasher to the kitchen
- Nicely presented rear garden
- Gas central heating - boiler installed in 2024
- Popular location in Butlocks Heath

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Ref: PRB10826

Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully presented two bedroom home in the popular area of Butlocks Heath. A wonderful ground floor extension offering extensive living accommodation to the ground floor, opening up to a secluded landscaped rear garden.

Accommodation

Front Garden

Well presented front garden with paved steps surrounded by decorative shingle. Brick build storage area.

Hallway

Composite door leading to hallway. Laminate style oak flooring. Radiator. Coving. Part wooden and glazed contemporary door with chrome fittings to reception room. Matching door to understairs storage cupboard. Opening to kitchen.

Kitchen (8' 0" x 8' 10") or (2.44m x 2.69m)

Continuation of laminate style oak flooring. Double glazed window overlooking front with wooden sill. Matt white fitted wall and base units with wooden work surfaces. One and half white ceramic sink with chrome mixer taps. Tiled splashback. Integrated dishwasher. Glo-Worm central heating boiler, installed 2024 concealed in matching wall unit. Space for fridge/freezer, space and plumbing for washing machine. Single electric oven with four gas hob burner and extractor fan. Hatch into reception room.

RECEPTION (16' 01" x 12' 09") or (4.90m x 3.89m)

Beautiful reception room with fitted carpet, coving and radiator. Carpeted stairs with balustrade and spindles to first floor. Opening up to:

Dining Room (7' 08" x 11' 0") or (2.34m x 3.35m)

Continuation of fitted carpet with coir matting by the double glazed large patio doors leading to the garden. Two double glazed windows either side of the patio doors. Two contemporary vertical radiator. Two double glazed velux windows.

Landing

Access to loft.

Bathroom (8' 0" x 4' 8") or (2.44m x 1.41m)

Contemporary wooden door with chrome fitting. Double glazed opaque window to front. Contemporary white ladder style heated towel rail. Low level wc with concealed cistern. Panelled bath with chrome mixer taps, hand held shower and rainfall effect shower head. Circular wash hand basin with chrome mixer tap set in modern wooden vanity unit. Shavers point.

Bedroom 1 (9' 08" x 12' 03") or (2.95m x 3.73m)

Double glazed window overlooking garden. Fitted carpet. Radiator. Coving. Large recess area with hanging space, shelving and space for dressing table.

Bedroom 2 (11' 6" x 8' 2") or (3.50m x 2.49m)

Double glazed window to front. Fitted carpet. Coving. Radiator.

Rear Garden

Stone patio area. Lawned area. Raised borders. Shed. Gate leading to rear access.

Other

Eastleigh borough council tax band B- £1,879.51 per year
Sellers position- Onward chain

Services

EPC Rating:67

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.