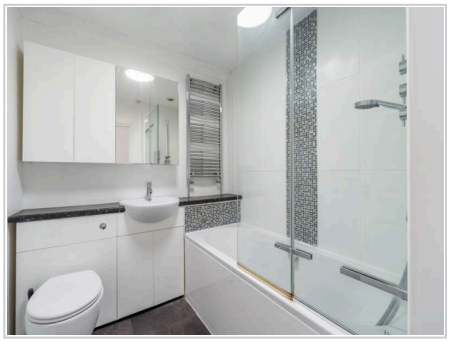
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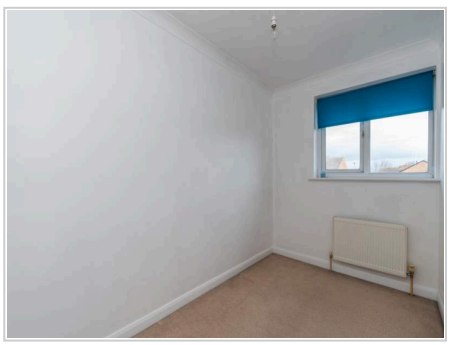
£300,000











- Situated in the sought after residential are of Netley Abbey
- Convenient downstairs WC
- Central heating and double glazing
- Driveway for two cars
- Large one and a half garage
- Extended bright and spacious living/dining room

0

Ref: PRA12836

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles are pleased to welcome to the market this well-presented three-bedroom mid-terraced house, situated in a popular residential area of Netley Abbey. The property benefits from a one-and-a-half garage and a bright and spacious extended living/dining room.

Accommodation

Outside

Fully enclosed front garden by a timber picket fence, gated entrance, paved pathway leading to the front door, decorative shingle.

Hallway

UPVC door with double glazed opaque inserts, wooden
effect laminate flooring, skirting boards, stair case rising to the first floor, radiator, coving, storage cupboard with shelving.

Kitchen (11' 9" x 7' 6") or (3.58m x 2.29m)

Tiled flooring, bi-fold wooden door, matching base and wall cabinets, tiled splashbacks, stainless steel sink with a drainer and a chrome mixer tap, double glazed window to the front, space for a fridge freezer, washing machine and dishwasher, integrated four point gas hob burner, electric oven and grill, extractor hood, coving.

W.C

Continuation of the wooden effect laminate flooring, skirting board, radiator, low level WC with a push system, opaque double glazed window to the front, hand wash basin built into a vanity unit with a chrome mixer tap, built in shoe cabinet, coving.

Lounge (16' 2" x 13' 7") or (4.94m x 4.13m)

Fitted carpet, skirting boards, built in storage cupboard with shelving, radiator, coving.

Dining Room (12' 10" x 9' 3") or (3.90m x 2.81m)

Continuation of the fitted carpet, skirting boards, radiator, double glazed french doors and window to the back, two double glazed velux windows.

Landing

Fitted carpet, skirting boards, loft access, doors to all rooms, coving.

Bathroom (7' 6" x 6' 6") or (2.29m x 1.99m)

Vinyl flooring, skirting boards, low level WC with a concealed cistern, hand wash basin built with a chrome mixer tap built into a countertop vanity unit, ladder style chrome heated towel rail, partially tiled walls, panelled bath with a glass shower screen, chrome handheld shower attachment and bath tap, wall mounted cupboard with mirrors, sun tunnel, extractor fan, coving.

Bedroom 1 (11' 7" x 8' 8") or (3.53m x 2.63m)

Fitted carpet, skirting boards, double glazed window to the front, large fitted wardrobe, radiator, coving.

Bedroom 2 (12' 10" x 7' 6") or (3.91m x 2.29m)

Fitted carpet, skirting boards, radiator, double glazed window to the back, coving.

Bedroom 3 (9' 9" x 6' 0") or (2.96m x 1.84m)

Fitted carpet, skirting boards, double glazed window to the back, coving.

GARDEN

Fully paved, brick built garage to the rear.

GARAGE (17' 11" x 13' 9") or (5.45m x 4.19m)

Power and lighting, electric up and over door, UPVC door and a double glazed window.

Other

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

Services

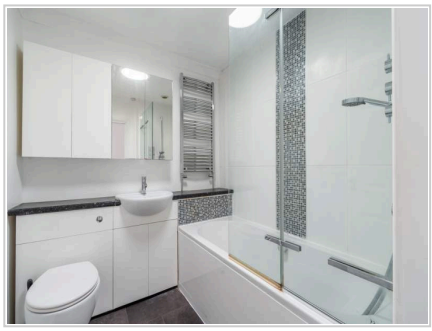
EPC Rating:78

Tenure

We are informed that the tenure is Not Specified

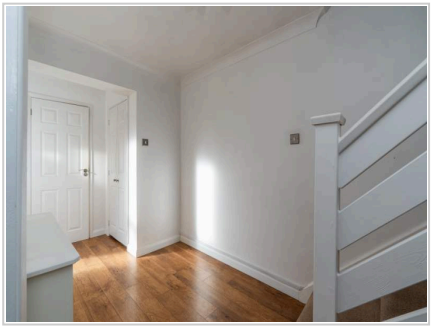
Council Tax

Band Not Specified



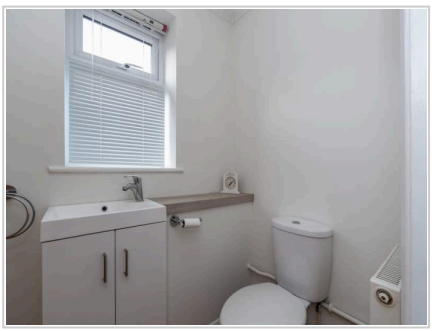




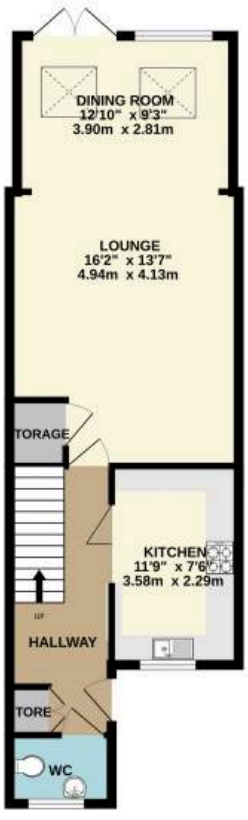


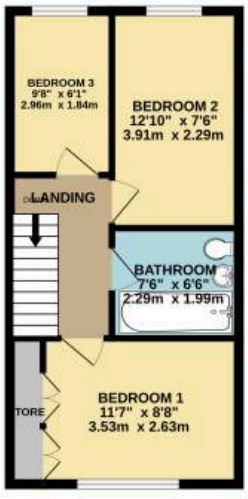










TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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.