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OLD SCHOOL CLOSE, NETLEY ABBEY, SOUTHAMPTON, SO31 5QJ



MANNNS & MANNNS ARE DELIGHTED TO MARKET THIS WELL PROPORTIONED, TWO BEDROOM, STAGGERED, MID-TERRACED HOUSE SITUATED IN A QUIET CUL-DE-SAC. IN CLOSE PROXIMITY TO LOCAL AMENITIES AND OFFERED WITH NO FORWARD CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED.

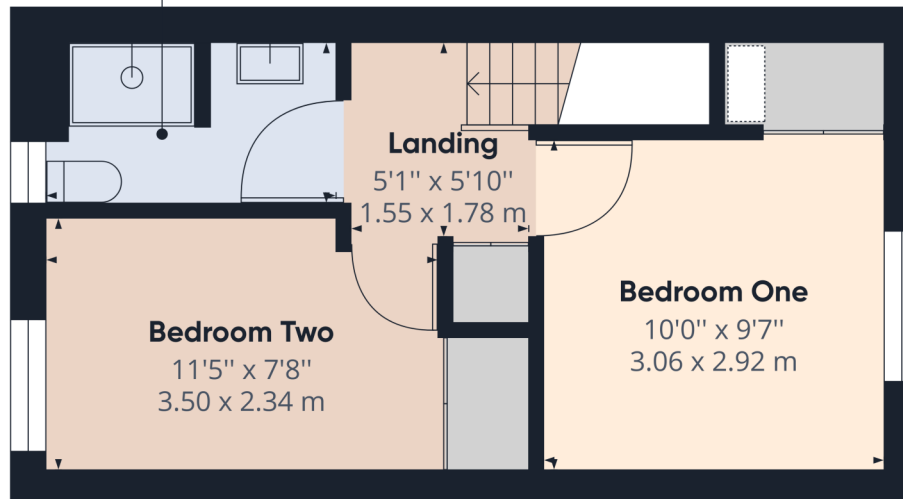
Offers Over £260,000 Freehold

Built of brick elevations under a pitched tiled roof, this two bedroom, staggered, mid terraced property is situated in a quiet cul-de-sac in close proximity to Butlocks Heath Recreation ground. The ground floor accommodation comprises of a hallway, lounge, kitchen and conservatory. To the first floor there are two double bedrooms and a shower room. The property benefits from gardens to the front and rear.



Hallway
7'10" x 3'9"
2.39 x 1.15 m

Bathroom
8'8" x 4'6"
2.65 x 1.39 m



Approximate total area⁽¹⁾

653.81 ft²
60.74 m²

Reduced headroom

14.16 ft²
1.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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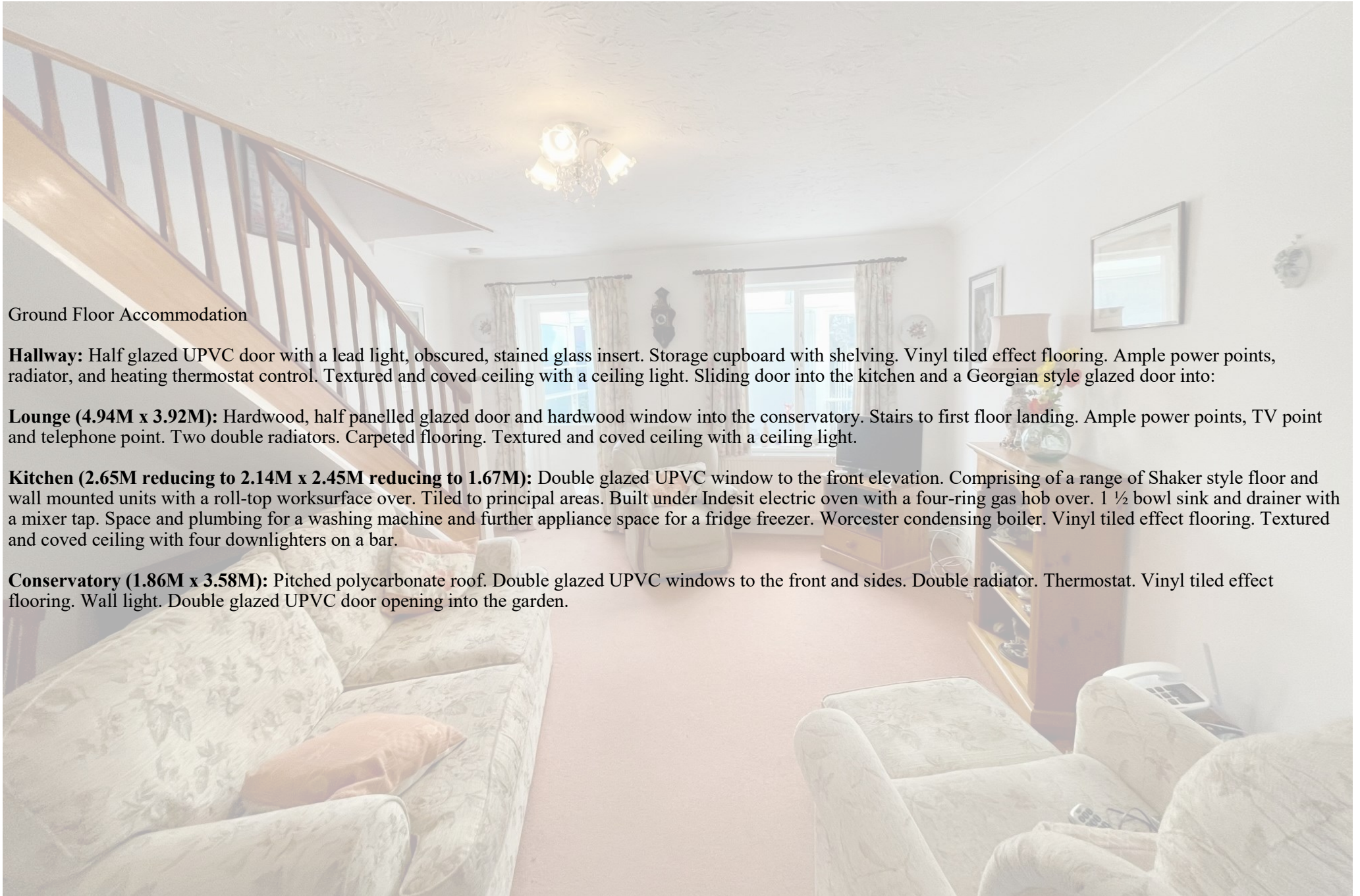
Netley Abbey

Netley Abbey is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

Royal Victoria Country Park was once the home of the biggest military hospital in the Victorian Empire, this 200 acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley village offers a range of local shops and a choice of public houses. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.





Ground Floor Accommodation

Hallway: Half glazed UPVC door with a lead light, obscured, stained glass insert. Storage cupboard with shelving. Vinyl tiled effect flooring. Ample power points, radiator, and heating thermostat control. Textured and coved ceiling with a ceiling light. Sliding door into the kitchen and a Georgian style glazed door into:

Lounge (4.94M x 3.92M): Hardwood, half panelled glazed door and hardwood window into the conservatory. Stairs to first floor landing. Ample power points, TV point and telephone point. Two double radiators. Carpeted flooring. Textured and coved ceiling with a ceiling light.

Kitchen (2.65M reducing to 2.14M x 2.45M reducing to 1.67M): Double glazed UPVC window to the front elevation. Comprising of a range of Shaker style floor and wall mounted units with a roll-top worksurface over. Tiled to principal areas. Built under Indesit electric oven with a four-ring gas hob over. 1 ½ bowl sink and drainer with a mixer tap. Space and plumbing for a washing machine and further appliance space for a fridge freezer. Worcester condensing boiler. Vinyl tiled effect flooring. Textured and coved ceiling with four downlighters on a bar.

Conservatory (1.86M x 3.58M): Pitched polycarbonate roof. Double glazed UPVC windows to the front and sides. Double radiator. Thermostat. Vinyl tiled effect flooring. Wall light. Double glazed UPVC door opening into the garden.





First Floor Accommodation

Landing: Doors to principal rooms. Airing cupboard with two shelves, housing an insulated hot water tank. Textured and coved ceiling with a ceiling light and loft hatch.

Bedroom One (3.08M x 2.98M): Double glazed UPVC window to the rear elevation, overlooking the garden and woodland beyond. Fitted bedroom furniture comprising of wardrobes and overhead lockers. Radiator and ample power points. Textured and coved ceiling with a ceiling light.

Bedroom Two (3.53M x 2.37M): Double glazed UPVC window to the front elevation. Fitted double wardrobe comprising of a hanging rail and shelving. Radiator and ample power points. Textured and coved ceiling with a ceiling light.

Shower Room: Walk-in shower cubicle with a Triton electric shower. Pedestal wash hand basin with hot and cold taps over and chrome towel rails to each side. Low level WC. Mirror fronted bathroom cabinet. Tiled to principal areas with a decorative border. Radiator. Vinyl tiled effect flooring. Textured ceiling with two ceiling lights.



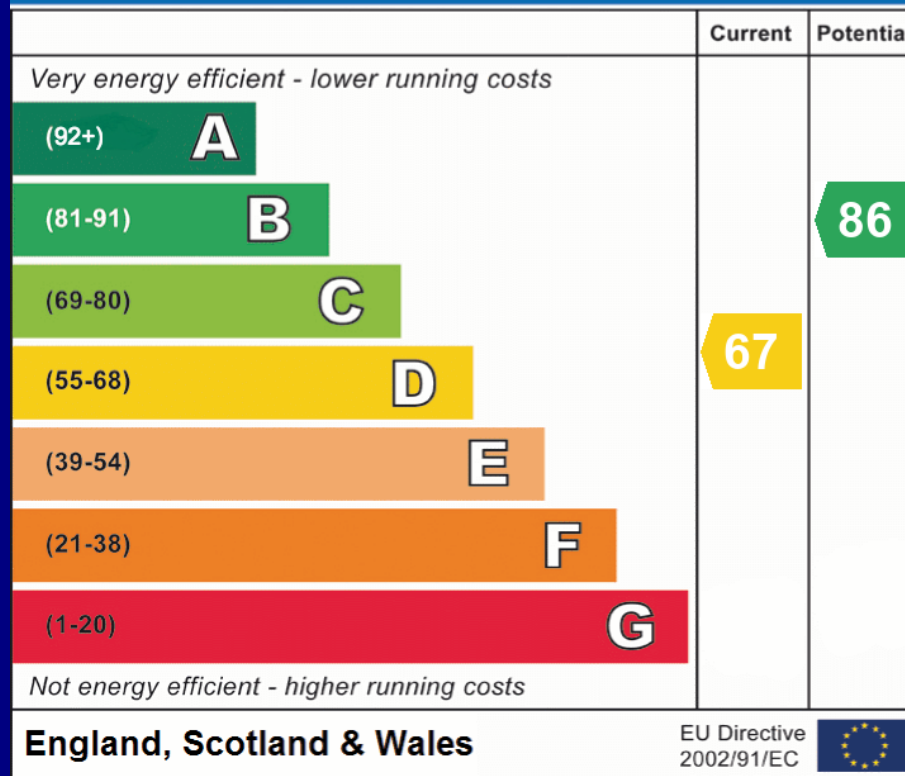
External To Property

Front Garden: Mainly laid to shingle with a variety of shrubs in decorative brick, raised borders. Pathway leading to a canopied porch and a brick-built storage shed.

Rear Garden: Enclosed and bounded by timber fencing. Paved with a mixture of shrubs in decorative brick, raised borders. Double gates to the rear, leading onto an area of hardstanding.



Energy Efficiency Rating



COUNCIL TAX BAND: B

Eastleigh Borough Council

UTILITIES: Mains gas, electricity and sewerage

Viewings strictly by appointment with Manns and Manns only.

To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.