



BRAMBLES

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415,000



- Four bedrooms on the first floor, including three doubles and a single
- Flexible accommodation with three reception rooms on the ground floor
- Secluded and private garden to the rear with large outbuilding
- Modern kitchen breakfast room with breakfast bar and generous work surface space
- Off road parking to the front via driveway for multiple vehicles
- Sought after location of Butlocks Heath with brilliant public transport links

Ref: PRA12495

Viewing Instructions: Strictly By Appointment Only

General Description

A spacious family home offering four bedrooms and three generous reception rooms, located in the highly requested area of Butlocks Heath.

Accommodation

PORCH

UPVC double glazed front door, double glazed windows to sides. UPVC front door leading to hallway.

Hallway

Stairs rising to first floor, double radiator, laminate flooring and solid wooden doorways leading to office and lounge.

Lounge (13' 9" x 11' 10") or (4.20m x 3.60m)

Coving, Fireplace with usable chimney (no fire currently in position) Radiator under UPVC double glazed bay window to front, laminate flooring.

Dining Room (11' 6" x 17' 1") or (3.50m x 5.20m)

Inset spot lights, skirting boards, serving hatch, tiled flooring, door leading to office and stable door to kitchen, radiator.

Study (13' 9" x 8' 10") or (4.20m x 2.70m)

Two UPVC double glazed windows, laminate flooring, skirting boards, access to downstairs WC.

W.C (5' 7" x 3' 3") or (1.70m x 1.0m)

Low level WC, small wall mounted hand wash basin with tiled surround, tiled flooring, combi boiler, extractor fan.

KITCHEN BREAKFAST ROOM (8' 6" x 23' 4") or (2.60m x 7.10m)

UPVC double glazed window over looking garden, granite worktops including breakfast bar, matching wall and base units, stainless steel sink with spring neck tap and drainer. Integrated appliances including; tumble dryer and washing machine, space and plumbing for American fridge, Range cooker and carousel cupboards, UPVC French doors with double glazed inserts leading to garden.

Landing

UPVC double glazed window to side, carpet, two radiators, loft hatch which is boarded, pull down ladder and lighting. Doors to all rooms.

Bedroom 1 (8' 6" x 13' 1") or (2.60m x 4.0m)

UPVC double glazed window to rear with radiator beneath, coving, carpet, moulded skirting boards, spotlights.

Bedroom 2 (10' 10" x 10' 2") or (3.30m x 3.10m)

UPVC double glazed window to front, radiator beneath, carpet to flooring, skirting boards.

Bedroom 3 (12' 6" x 8' 2") or (3.80m x 2.50m)

UPVC double glazed window to rear with radiator beneath, carpet, coving and skirting boards.

Bedroom 4 (8' 2" x 6' 7") or (2.50m x 2.0m)

UPVC double glazed window to front with radiator beneath, coving, carpet, skirting boards, built in cabin style bed over stairs support.

Bathroom (9' 2" x 5' 3") or (2.80m x 1.60m)

UPVC double glazed opaque window to side, chrome ladder style heated towel rail, panelled bath with tiled surrounding shower overhead, extractor fan, low level WC, wall mounted sink and vanity unit beneath. Vinyl flooring.

OUTBUILDING

UPVC door with double glazed insert into outbuilding. Two double glazed windows to side. Power and lighting.

GARDEN

Garden is mainly laid to lawn separated into two sections. Large outbuilding, side access to front. Extended patio area. Outside lighting and power sockets. Additional shed.

Other

Vendors position; Looking for onward purchase.

Services

EPC Rating:68

Tenure

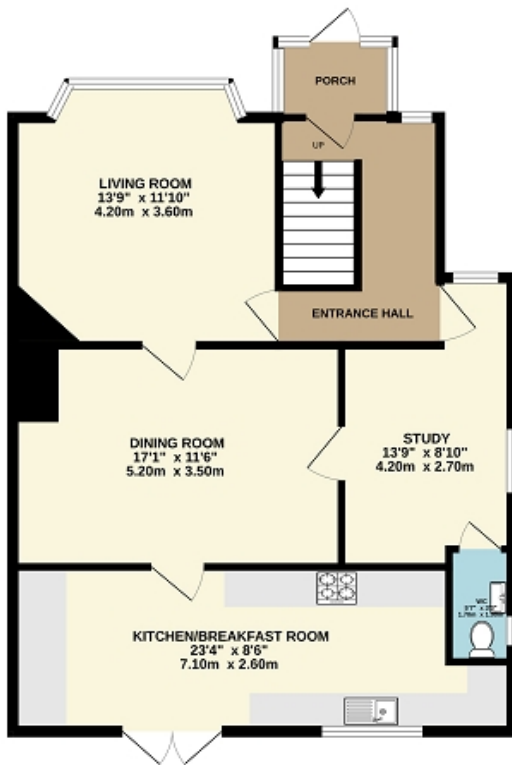
We are informed that the tenure is Freehold

Council Tax

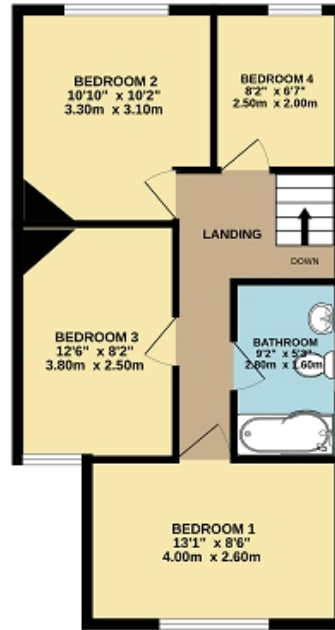
Band C



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 sq.m.) approx.

While 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 misstatement. 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.