



BRAMBLES

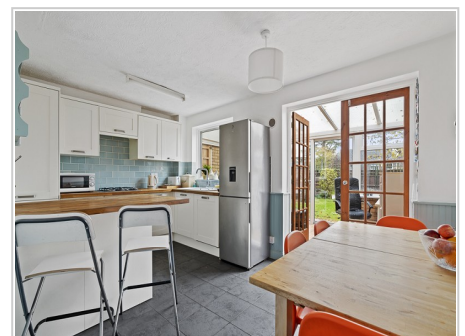
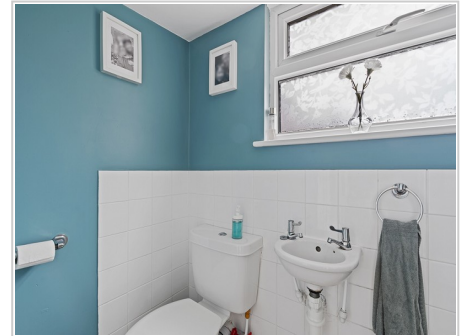
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Calbourne,
Netley Abbey,
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310,000



- Recently fitted gas central heating system with Worcester boiler
- Three reception rooms on the ground floor with formal lounge, conservatory and study
- Modern kitchen dining room with breakfast bar and integrated appliances fitted only 4 years ago
- Vendor suited with no chain onward purchase
- Driveway parking and single garage
- The popular location of Netley Abbey within walking distance to shorefront and local amenities

Ref: PRB10674

General Description

Set in a cul de sac location with three bedrooms and three reception rooms this home offers any new owner flexible accommodation throughout!

Accommodation

PORCH (3' 11" x 4' 7") or (1.20m x 1.40m)

UPVC front door with glass inset panels, tiled flooring, space for hanging coats and large storage cupboard housing the RCD breakers, curtain rail above front door. Wooden panel door leading to lounge.

Lounge (14' 5" x 14' 5") or (4.40m x 4.40m)

Picture rail. UPVC double glazed window to front aspect, double radiator under the stairs, decorative fire place, carpet. Stairs rising to first floor. Door to kitchen.

KITCHEN DINING ROOM (9' 6" x 14' 5") or (2.90m x 4.40m)

Kitchen fitted approximately 4 years ago, integrated appliances including; dishwasher, electric oven and gas hob. large sink, larder cupboard, space for fridge/freezer, matching wall and base units. Breakfast bar. Work surface with tiled splashback. Double glazed window to rear.

Conservatory (8' 6" x 14' 5") or (2.60m x 4.40m)

Double opening french doors giving access to back garden, Perspex roof, double radiator, tiled flooring, stable style door leading to office

OFFICE (4' 3" x 7' 10") or (1.30m x 2.40m)

Laminate flooring. Inset spotlights. Door to shower room and garage.

Shower Room (4' 3" x 7' 10") or (1.30m x 2.40m)

UPVC opaque double glazed window to rear. Partially tiled walls. Laminate flooring, low level W/C. Mains pressured shower cubicle with tiled surround.

GARAGE (16' 5" x 8' 2") or (5.0m x 2.50m)

Plumbing for washing machine, manual up and over door. Recently fitted two year old Worcester boiler still in warranty.

Landing

Built in cupboard. UPVC double glazed window to side aspect, Carpet.

Bedroom 1 (14' 8" x 8' 6") or (4.47m x 2.60m)

UPVC double glazed window to front aspect, radiator beneath, carpet. Door to airing cupboard, space for wardrobes. Loft access, boarded and power.

Bedroom 2 (9' 6" x 8' 2") or (2.90m x 2.50m)

UPVC double glazed window to rear with radiator beneath. Carpet.

Bedroom 3 (8' 2" x 5' 9") or (2.50m x 1.74m)

UPVC double glazed window to front. Radiator. Carpet.

Bathroom (6' 1" x 6' 1") or (1.86m x 1.85m)

UPVC double glazed opaque window. Inset spot lights, Panelled bath with tiled surround and mixer tap to bath. Shower attachment above. Pedestal hand wash basin with mixer tap. Toilet with cistern behind. Heated towel rail

GARDEN

Patio area outside french doors, mainly laid to lawn with east facing aspect and outside power source.

Other

Vendors have found property with no forward chain.

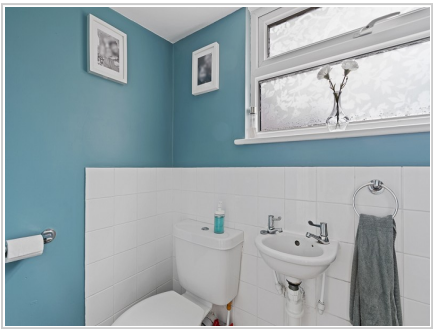
Services

Tenure

We are informed that the tenure is Freehold

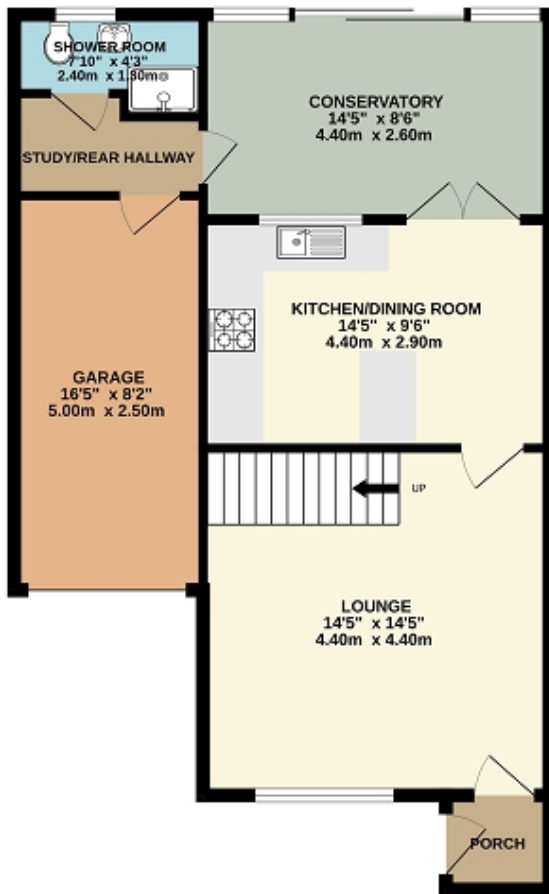
Council Tax

Band C

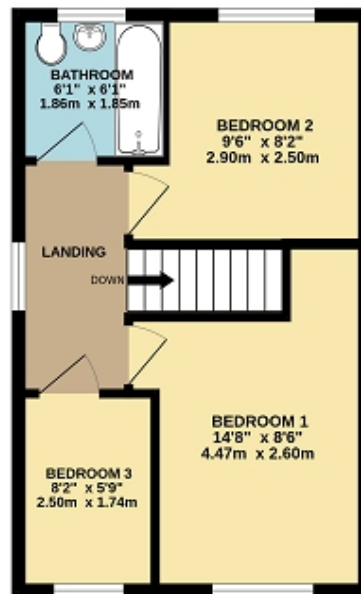




GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 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.