



BRAMBLES

Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200

enquiries@brambles-estateagents.com
www.brambles-estateagents.com

Chillerton,
Netley Abbey,
Southampton,
Hampshire.
SO31 5GW

310,000



- Planning permission granted for double storey side extension to create an impressive master bedroom with en suite, garage and utility room
- Significantly improved by the current owners throughout
- New double glazed installed in 2023 and new gas central heating boiler installed in 2021
- Recently added extension at the rear with fully tiled room currently used as dining room
- Spacious driveway to side
- Private west facing garden to the rear



Ref: PRA12531

General Description

An extended three bedroom semi-detached home in the popular location of Netley Abbey. With planning permission granted for a double storey side extension.

Accommodation

PORCH

Composite door with double glazed decorative insert into porch. Coir matting. Space for coats and shelving. Fuseboard. Door to lounge.

Lounge (14' 9" x 14' 8") or (4.50m x 4.47m)

Carpet. Coving. Deep moulded skirting boards. Double glazed window to front. Stairs to first floor. Vertical wall mounted modern radiator. Door to kitchen breakfast room.

KITCHEN/BREAKFAST ROOM (9' 5" x 14' 8") or (2.88m x 4.47m)

Tiled flooring. Range of matching wall and base units. Laminated work surface. Integrated appliances including; eye level single oven with grill above. Four gas burner hob and extractor hood above. Radiator. Space and plumbing for; washing machine, dishwasher and fridge freezer. Wall mounted Glow Worm combination boiler installed in 2021 concealed in wall unit. Stainless steel sink and drainer with chrome mixer tap. Deep moulded skirting boards. Large open hatch into conservatory. Open walk way into conservatory/family room.

Conservatory/family room (9' 7" x 14' 8") or (2.92m x 4.47m)

Recently constructed with pitched tiled roof. Carpet. New double glazed window units surrounding side and rear. French doors with double glazed inserts opening to garden. Skirting boards. Work surface space.

Landing

Continuation of carpet. Double glazed opaque window to side. Radiator. Access to loft. Skirting boards. Door to all rooms on the first floor.

Bedroom 1 (11' 5" x 11' 5") or (3.48m x 3.47m)

Double glazed window to front. Carpet. Radiator. Skirting boards. Coving. Built in wardrobes with mirrored sliding doors.

Bedroom 2 (9' 11" x 9' 1") or (3.03m x 2.77m)

Double glazed window to rear. Carpet. Radiator. Skirting boards.

Bedroom 3 (8' 6" x 5' 10") or (2.59m x 1.79m)

Double glazed window to front. Carpet. Radiator. Skirting boards. Coving.

Bathroom (7' 4" x 7' 6") or (2.23m x 2.29m)

Recently modernised. Double glazed opaque window to rear. Radiator. Panelled and tiled suite. Panelled bath with fitted shower attachment and tiled surround. Pedestal hand wash basin with chrome mixer tap. Low level WC. Laminate flooring.

GARDEN

West facing aspect for all evening sun. Side and rear access via pedestrian gates. Extended patio for outdoor furniture. Laid to lawn area. Additional patio area at the rear. Large outbuilding/storage shed with power and lighting.

Other

Planning permission granted for double storey side extension. Planning application number H/23/96422
Eastleigh borough council tax band C- £1,947.58 Per year
Seller position- Onward chain, need to find.

Services

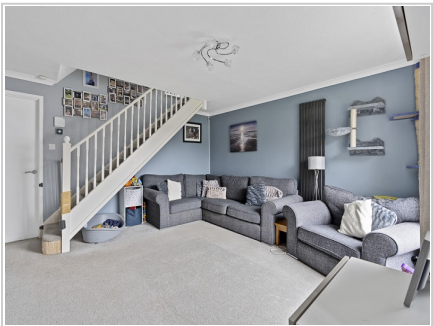
EPC Rating:61

Tenure

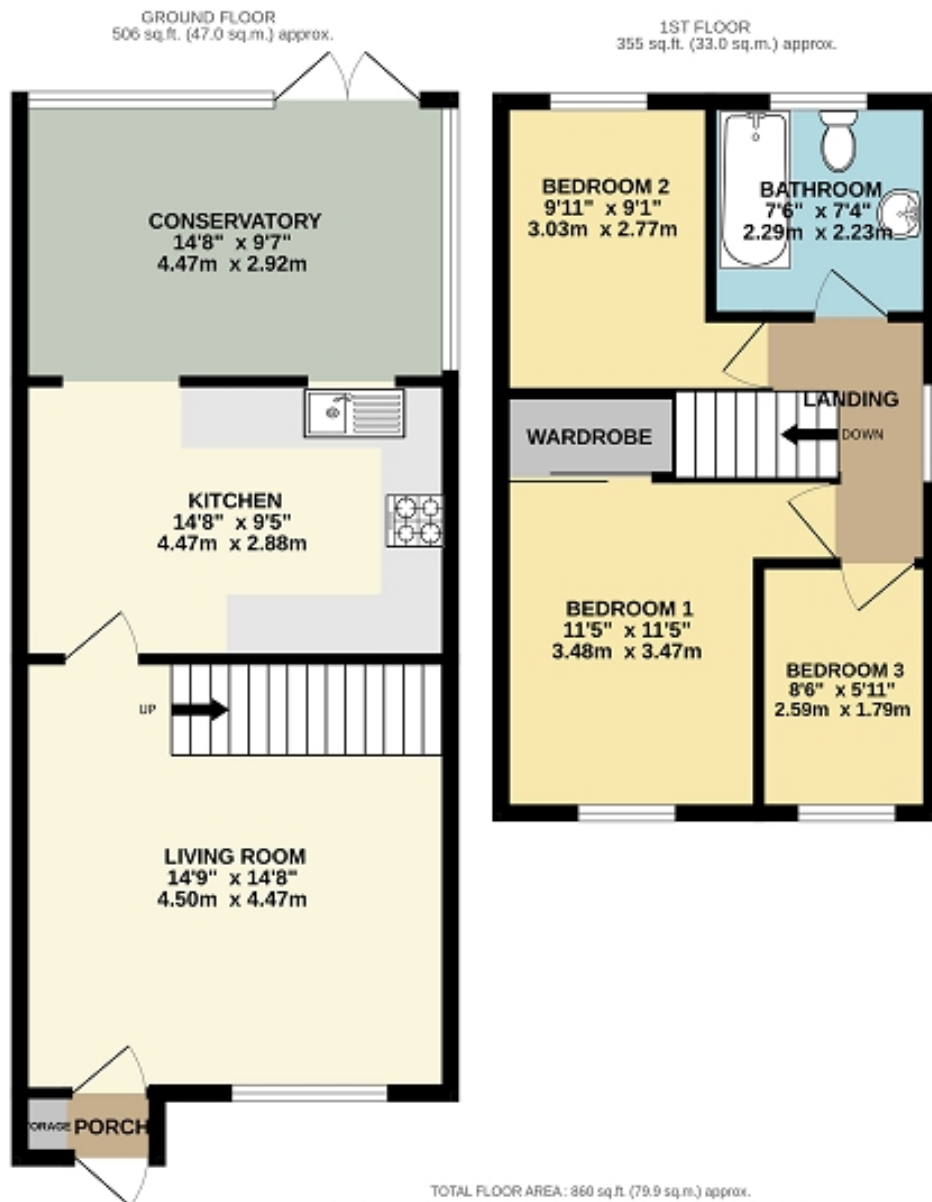
We are informed that the tenure is Freehold

Council Tax

Band Not Specified







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.
Made with Metropix 6/2024

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.