



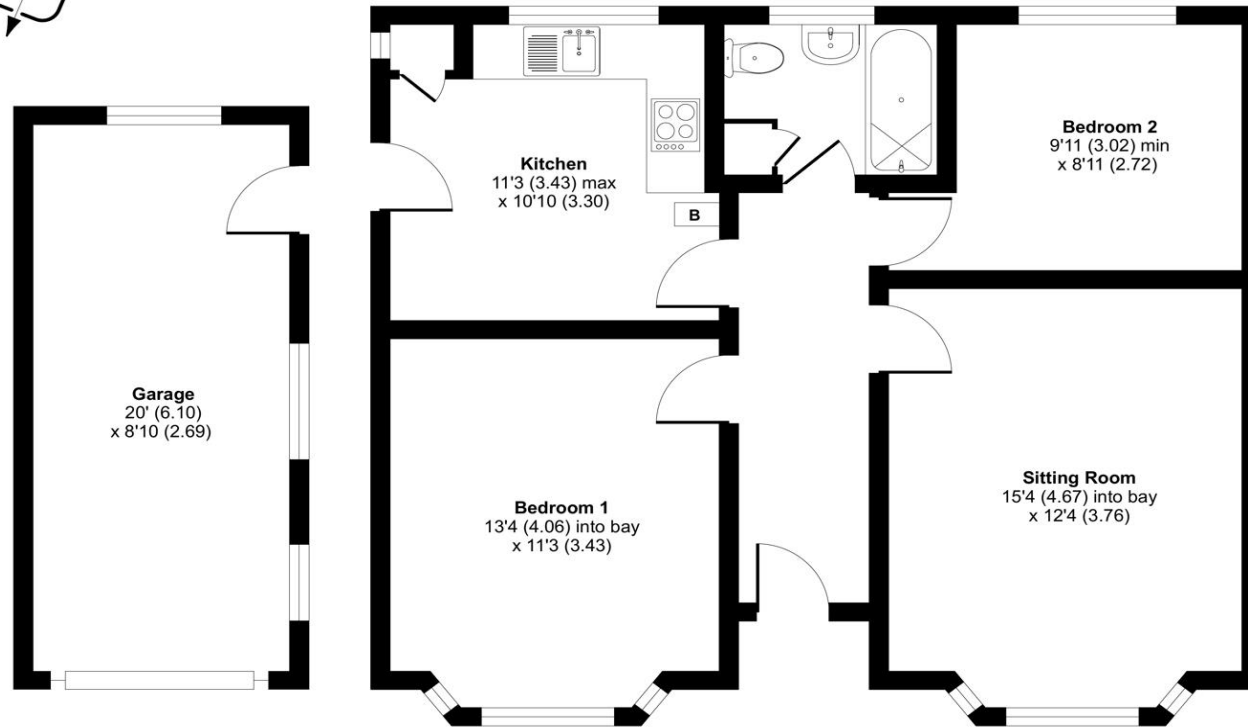
Beverley Gardens, Old Netley, Southampton, Hampshire, SO31 8FD



ACCOMMODATION

Situated in a highly sought-after location, close to Netley Abbey and Hamble is this charming two bedroom detached bungalow. Upon entering, you are welcomed by a warm and inviting hallway that guides you through to all accommodation on offer. Positioned to the front is the sitting/dining room offering a neutral design with a large bay window to allow an array of natural light to stream in. Both bedrooms are well proportioned and are served by the main three piece bathroom. Completing the home is the separate kitchen/breakfast room with access via a side door to the rear garden. Externally the private, south easterly facing rear garden offers a tranquil space to retreat to, mainly laid to lawn and a patio terrace, perfect for al fresco dining during the summer months. The property further benefits from driveway parking for multiple vehicles and a detached single garage. It is offered with no forward chain.

Approximate Area = 698 sq ft / 64.8 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 875 sq ft / 81.2 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1080609



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Detached Bungalow
- No Forward Chain
- Single Garage
- South Easterly facing garden
- Driveway parking



LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £400,000

TENURE

Freehold