



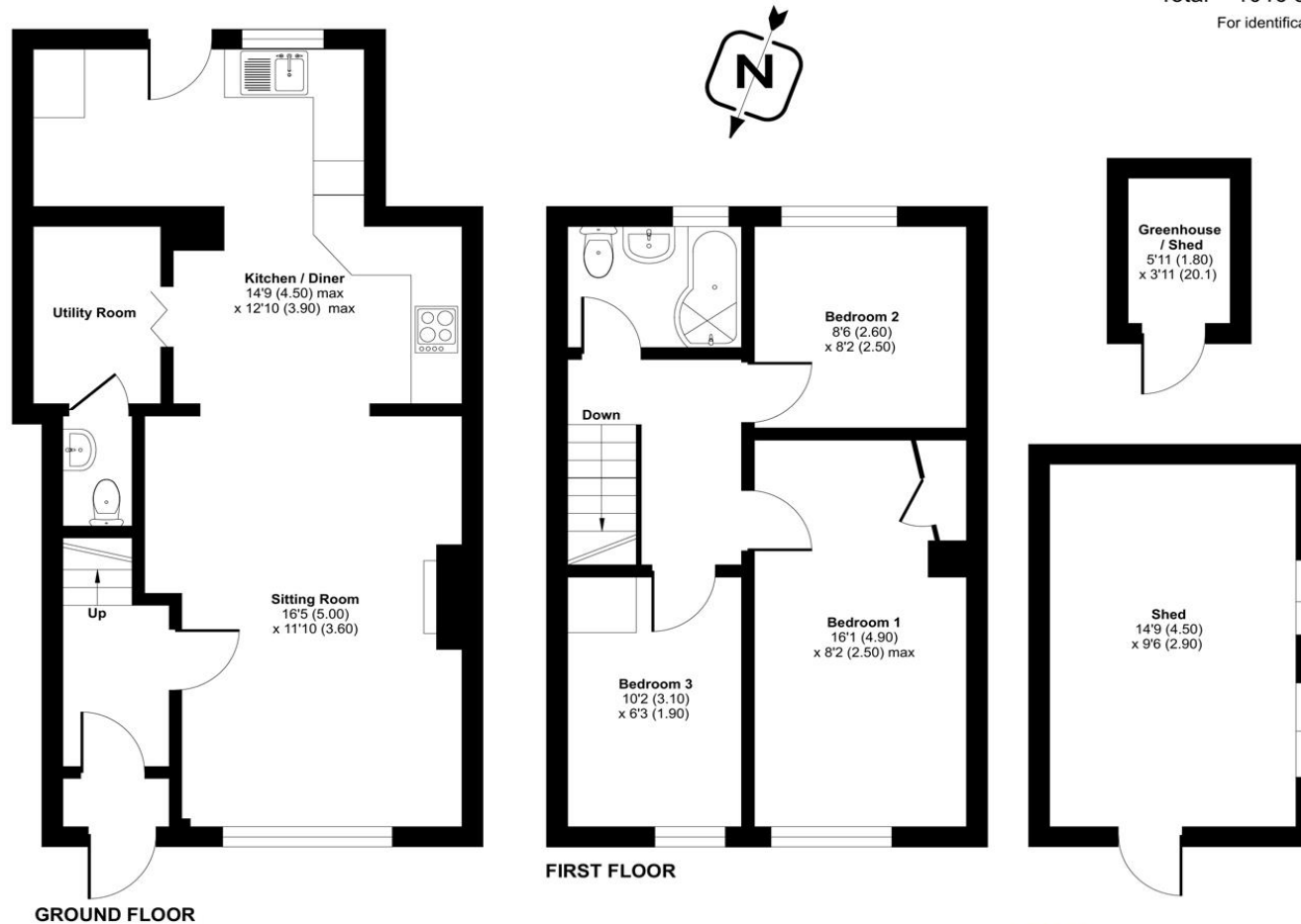
Monks Road, Netley Abbey, Hampshire, SO31 5DW



## ACCOMMODATION

This charming semi-detached house presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. Upon arrival, you are greeted by the convenience of off-road parking, ensuring hassle-free access to the home. Step inside to discover a well-proportioned lounge, bathed in natural light pouring through the front window. At the rear of the house, the kitchen/dining room awaits, offering a functional layout with ample base and eye-level storage as well as space for appliances. Off of the kitchen is a separate utility room which leads to the always handy cloakroom. Upstairs there are two double and one single bedrooms, with the principal bedroom benefiting from built-in storage. The bedrooms are served by the family bathroom. The rear garden is mostly laid to lawn with a mature shrub-lined border and a handy storage shed. This property presents an exciting opportunity for renovation and enhancement. Whether you are looking to update the interior aesthetics, expand the living space, or create a bespoke garden oasis, the possibilities are endless.

Approximate Area = 853 sq ft / 79.2 sq m  
 Outbuildings = 163 sq ft / 15.1 sq m  
 Total = 1016 sq ft / 94.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: 1103298



## SITUATION

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, grocery stores, a bakers, chemist, hair dressers and post office. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.



**SPECIFICATION**

- No forward chain
- Three bedrooms
- Lounge
- Kitchen/dining room
- Three piece bathroom suite
- Private garden

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: B

**GUIDE PRICE**

£325,000

**TENURE**

Freehold