



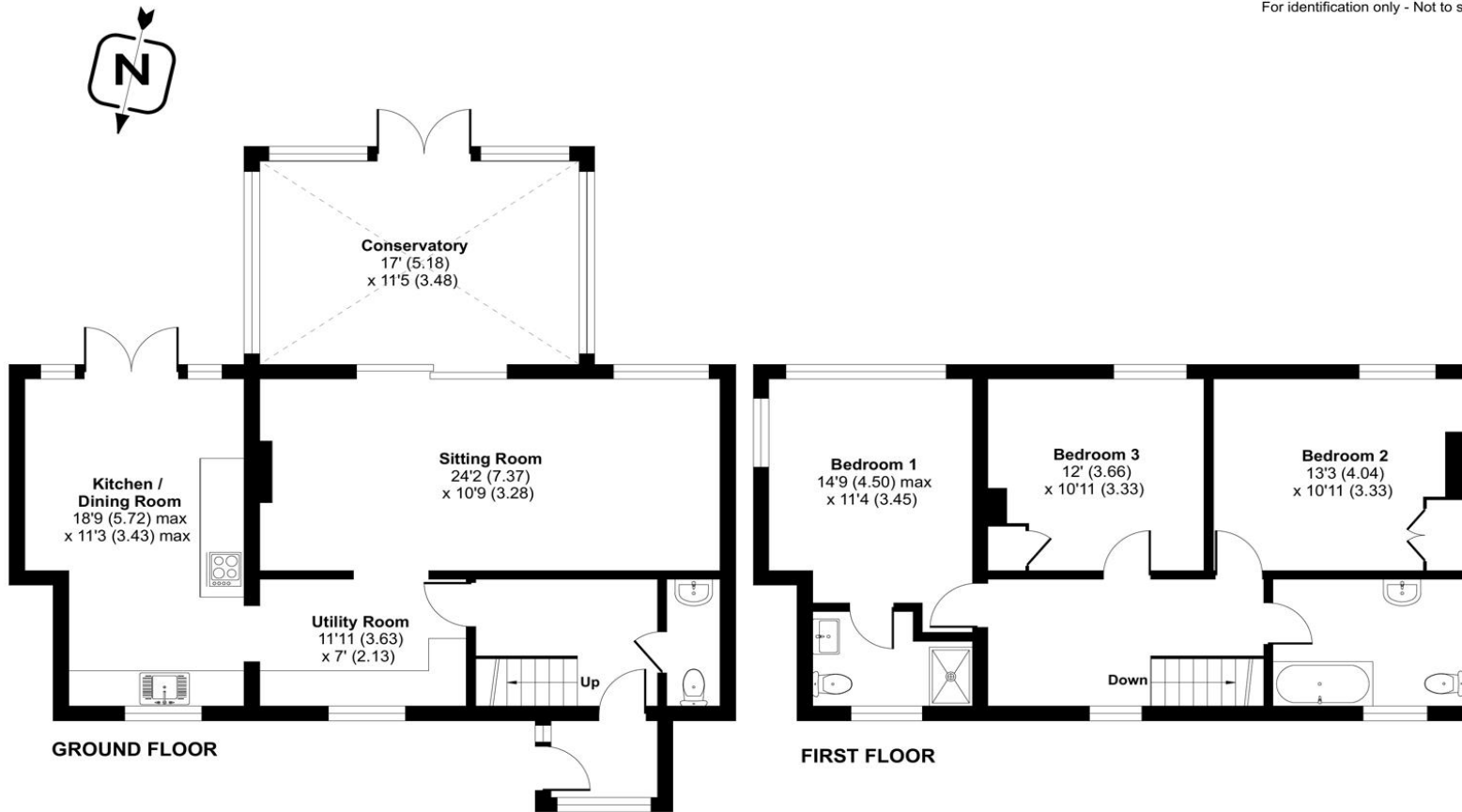


ACCOMMODATION

Welcome to this charming semi-detached house nestled on Priory Road, Netley Abbey. Boasting three generously proportioned double bedrooms and an extension, this residence promises a comfortable and convenient lifestyle for its fortunate occupants. Upon arrival, you are greeted by a convenient off-street parking area, ensuring ease and accessibility. A welcoming porch sets the tone for the home's warm and inviting atmosphere, providing a delightful entry point. Step inside to discover a thoughtfully designed layout that maximizes both space and functionality. The property benefits from a downstairs toilet and a practical utility room, seamlessly leading into the expansive kitchen/dining room, perfect for hosting gatherings or enjoying family meals. An open-plan, spacious sitting room awaits, offering a delightful ambiance for relaxation or entertainment. Adjacent to the sitting room is a spacious conservatory, bathed in natural light, creating an ideal space for enjoying sunny afternoons or tranquil evenings with a view to the garden. Venture upstairs to find three double bedrooms, each providing ample space for rest and rejuvenation. The principal bedroom boasts the added luxury of an en-suite shower room. The remaining two bedrooms share access to a well-appointed family bathroom. Outside, an expansive and secluded southerly-facing garden beckons, providing an idyllic sanctuary for outdoor enjoyment. Whether it's hosting barbecues, gardening, or simply basking in the sunshine, this private oasis offers endless possibilities for relaxation and recreation. Agent Note: This property is a metal framed construction.

Approximate Area = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1116696



SITUATION

Lying just to the east of the city of Southampton, Netley Abbey is quaint, historic yet remarkably accessible for both the residents who value traditional village life and the visitors who flock to the Solent to enjoy the rich social, shopping and sailing scene this area is so renowned for. Situated close to some of the best road and rail networks in the country, the village brings travel to areas beyond Southampton within easy reach. Main roads M27/M3/A3 to Portsmouth and Bournemouth and beyond are just a short distance away. Numerous bus stops and the local mainline railway station at only a 10-minute walk make for a straightforward commute to London or Southampton Central and speedy access to both Gatwick and Southampton international airports. Of course, being so close to the sea has its travel benefits too; the Isle of Wight and European destinations are just across the water. Being only a 5-minute walk to the waterfront, woodland walks, and both Netley and Weston sailing clubs, the property is perfectly positioned for a huge range of outdoor activities.



SPECIFICATION

- Charming extended family home
- Spacious living accommodation
- Conservatory overlooking the garden
- Three double bedrooms
- En-suite facilities to the principal bedroom
- Good sized enclosed south-facing rear garden
- Off-street parking
- Gas central heating

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage