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KINGSTON, NETLEY ABBEY, SOUTHAMPTON, SO31 5GT



**LOVELY TWO BEDROOM MID-TERRACED PROPERTY IN A HIGHLY POPULAR RESIDENTIAL LOCATION WITH
ALLOCATED PARKING AND IN CLOSE PROXIMITY TO LOCAL GREEN SPACES AND AMENITIES.
OFFERED WITH NO FORWARD CHAIN.**

£250,000 Freehold

This lovely two bedroom mid-terraced property is situated in the highly popular residential area of Ingleside in Netley Abbey. The dwelling is situated in close proximity to a number of local green spaces including Butlocks Heath Recreation Ground and Reservoir and Royal Victoria Country Park making it ideal for those who enjoy the great outdoors. Locally, are a number of amenities including shops, eateries, schools and a library. The area boasts good transport links with bus routes into Southampton City Centre and Netley Train Station connecting the cities of Southampton and Portsmouth, with onward travel to London.

Briefly, the ground floor accommodation comprises of a porch lounge/diner, kitchen and garden room, On the first floor are two bedrooms and bathroom. Outside there are gardens to the front and rear. The property also benefits from allocated parking.

Don't miss out on the opportunity to create your perfect home. Call us today to arrange a viewing.



Netley Abbey

The property is set in a popular residential development in Netley Village. The village is home to Netley Abbey Ruins and is located along the banks of Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley village offers a range of local shops and a choice of public houses. Schooling in the area is particularly attractive with Netley Abbey Infant and Junior Schools and The Hamble School all being in close proximity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.



Ground Floor Accommodation

Upon entering the property, there is a small porch area which leads into the well proportioned lounge/diner with a front elevation window and stairs rising to the first floor. This is a light and airy room which is perfect for entertaining or simply relaxing at the end of a busy day.





A door opens into the kitchen which comprises of a range of matching wall and floor mounted units with a roll top worksurface over. There is space for a freestanding electric oven with an extractor hood over, space and plumbing for a washing machine, a stainless steel sink and drainer and a handy breakfast bar, which is ideal for informal dining. There is a window and door into the garden room, which is a lovely bright and versatile space with views over the rear garden and direct access onto the patio.



First Floor Accommodation

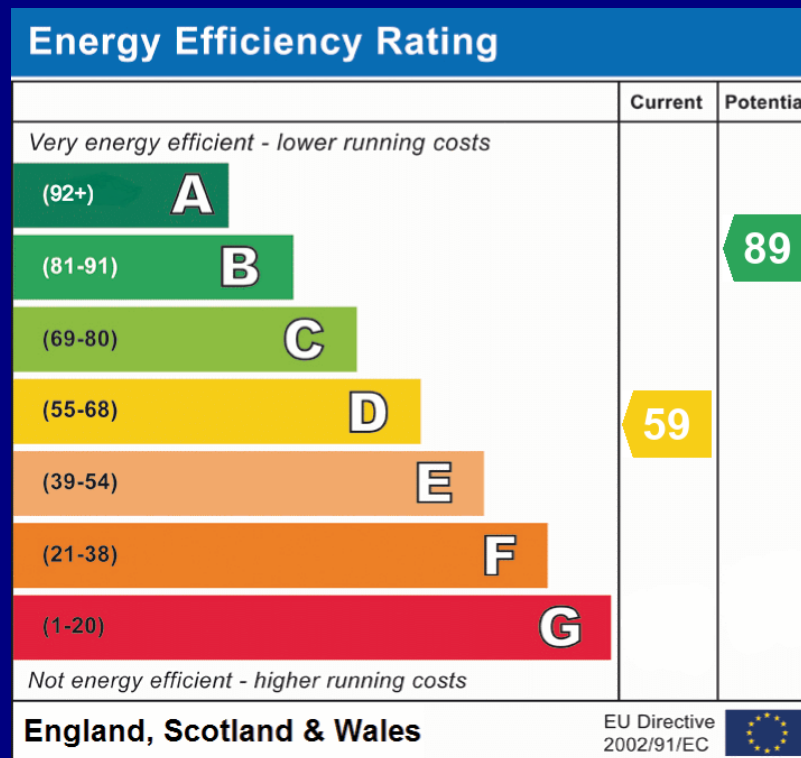
Ascending to the first floor landing, there doors to all rooms, a cupboard housing the hot water cylinder and a loft access point. Bedroom one is a well proportioned double room with a rear elevation window and an open fronted wardrobe with shelving and hanging space. Bedroom two, also a double room, offers a front aspect window offering views over the property frontage. The three piece bathroom suite comprises of a panel enclosed bath, pedestal wash hand basin and a low-level WC.



Outside

The front garden is largely laid to shingle with an array of established plants and shrubs. A footpath leads to the front door under a canopied porch. The dwelling benefits from allocated parking.

The rear garden is fully enclosed by timber fencing with a pedestrian gate. There is an area laid to lawn with a border to one side. At the foot of a garden is an area of hardstanding which would be ideal for housing a summerhouse or storage shed. A patio, adjacent to the property, offers the perfect spot for outdoor entertaining and al fresco dining.



COUNCIL TAX BAND: B - Eastleigh Borough Council.
UTILITIES: Mains electricity, water and drainage.
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us.

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 Portsmouth Road
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 SO31 8EP**



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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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