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**FELTON CLOSE
NETLEY ABBEY
SOUTHAMPTON
SO31 5HT**



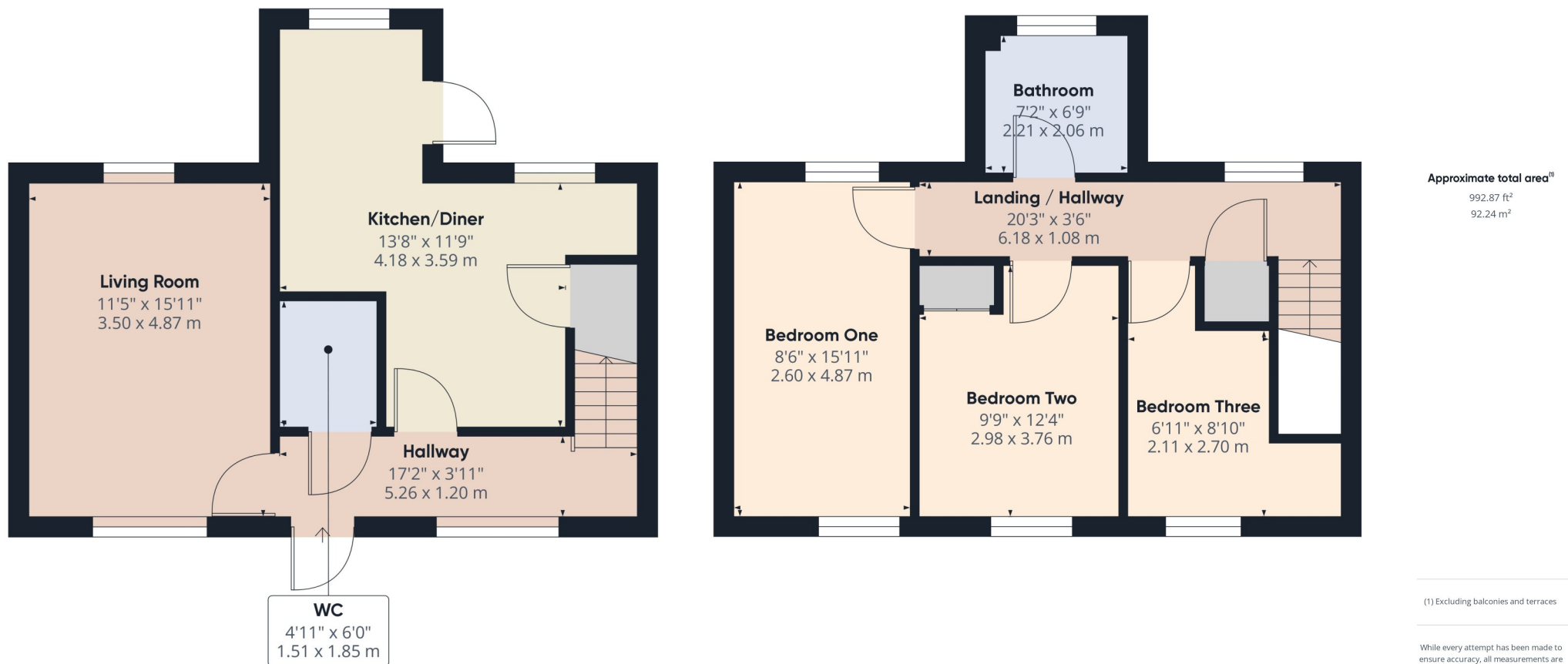
ATTRACTIVE AND MODERN THREE BEDROOM STAGGERED, MID TERRACE HOUSE WITH A DELIGHTFUL GARDEN SITUATED IN A POPULAR RESIDENTIAL POSITION. THE PROPERTY IS CONVENIENTLY LOCATED IN CLOSE PROXIMITY TO THE ROYAL VICTORIA COUNTRY PARK. VIEWING RECOMMENDED.

Guide Price £350,000 to £375,000 Freehold

Presenting this attractive and modern, staggered mid-terraced property in the popular residential location of Netley Abbey. This home has been well-maintained by the current owners and offers a warm and inviting living environment, perfect for contemporary living. Situated in close proximity to the Royal Victoria Country Park and Southampton Water, this property is ideal for those with families or those who enjoy exploring the great outdoors.

The house benefits from air circulation system and double glazing throughout and offers gas fired heating. Briefly, the ground floor comprises of a hallway, living room, kitchen/diner and a cloakroom. To the first floor are three bedrooms and a family bathroom. Externally, there is an enclosed rear garden and an allocated parking space.

Don't miss out on the opportunity to make this house your new home! Call us today to arrange a viewing and experience first-hand everything this property has to offer.



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

The Local Area

The property is set in Netley Abbey and is situated in close proximity to Netley Abbey Ruins and 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 is a thriving community with a wealth of local amenities including a range of local shops, services and public houses. There is a good choice of schools within the vicinity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.





GROUND FLOOR

The ground floor accommodation is ideally laid out for comfort and modern living. When entering, you are greeted by a lovely hallway with a ceramic tiled floor. There are stairs rising to the first floor, doors to principal rooms, a radiator and front elevation window.

The ground floor cloakroom is conveniently located and comprises of a low-level WC and a corner wash hand basin. The room is neutrally decorated and boasts slate effect, vinyl tiled flooring.

A door leads to a well-proportioned yet cosy living room, which has dual aspect windows, ample power points, a TV point and two radiators.

The heart of the house must be the wonderful kitchen/diner, which is well-equipped for culinary enthusiasts. Comprising of a range of matching base cupboards and wall mounted cabinets with a wood effect worksurface over. The main kitchen area has an induction hob with an extractor hood over, an integrated electric double oven, an integrated dishwasher and washer/dryer. There is a wall mounted Vaillant combination boiler. The dining area offers space for a table and chairs, a large larder cupboard with an integrated fridge freezer and an understairs cupboard with lighting. Two rear elevation windows and a door into the rear garden, allow plenty of natural light into the room. There are ample power points and a radiator.

Bedroom One



FIRST FLOOR

The first-floor landing is carpeted throughout, has a front elevation window, doors to principal rooms and an airing cupboard, offering a handy storage solution. There is a radiator and a power point.

Bedroom one has dual aspect windows to the front and rear elevations, creating a light airy feel. This well-proportioned room has two radiators and ample power points.

The second and third bedrooms have windows to the front elevation, each room has a radiator and ample power points. The second bedroom benefits from the added convenience of a fitted wardrobe. Bedroom three houses the loft access point.

The contemporary style bathroom comprises of a tiled panel enclosed bath, a concealed cistern WC and a wash handbasin with a vanity unit beneath. The walls are fully tiled and there is the added benefit of an electric mirror with lighting. There is a rear elevation, obscured window and a heated towel radiator.






OUTSIDE

The property is approached by a pedestrian footpath leading to a canopied porch. There is one allocated parking space.

The low maintenance rear garden is enclosed by timber fencing to the right and left sides and by a wall to the rear, where you will find a pedestrian gate providing access to the allocated parking space. An area of raised decking is the perfect spot for outdoor entertaining and al fresco dining. There are steps leading down to an area of laid to artificial lawn. A timber shed, offering an ideal storage solution, can be found at the foot of the garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(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	

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

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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).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.