



ESOTERIC ESTATES

PUTTING YOUR HOME IN THE BEST LIGHT

1 Bedroom End Terraced for Sale - Offers in Excess of £160,000

Gatcombe, Netley Abbey, Southampton, SO31 5PX



KEY FEATURES

- One Bedroom End Of Terrace House
- Ideal Starter Home
- Allocated Parking Space
- Re-fitted Kitchen
- Entrance Porch
- Double Glazing
- Gas Central Heating
- Rear Garden

ESOTERIC ESTATES

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Description

Esoteric Estates are pleased to be marketing as sole agents this one bedroom end terrace house situated in the popular location of Ingelside, Netley Abbey. The house would make an ideal starter home or investment opportunity. Benefitting from an entrance porch, a rear garden, allocated parking, a recently fitted kitchen, and being offered with no onward chain an internal viewing is recommended to avoid disappointment.

Ground Floor

Outside Front - Mainly laid to lawn with pathway to doubleglazed door giving access to;

Entrance Porch - Double glazed windows to front and side aspects. Door to storage cupboard housing utility meters. Open door to;

Lounge - 9' 6" x 12' 8" (2.9m x 3.88m) Textured ceiling with inset spotlights. Lead light window to the front aspect. Two radiators. Stairs to first floor. Open archway to;

Kitchen - 5' 4" x 12' 8" (1.65m x 3.87m) Textured ceiling. Double glazed window to the side aspect. Range of wall and base mounted units with rolled edge worktops over. Complimentary tiling to splashbacks. Inset one and a half bowl stainless steel sink and drainer. Built in 'Neff' oven with electric hob over. Space for washing machine. Space for fridgefreezer. Tiled floor.

Outside Rear Garden - Accessed via a wooden gate to the side aspect the paved garden is enclosed by wooden panel fencing, and has a wooden shed.

First Floor

First Floor Hall Stairs and Landing - Textured ceiling, loft hatch, and doors to Master Bedroom and;

Bathroom - Textured ceiling with inset spotlights. Obscured window to the side aspect. Panel enclosed bath with shower from mixer taps. Wash hand basin. WC. Tiling to splashbacks. Radiator.

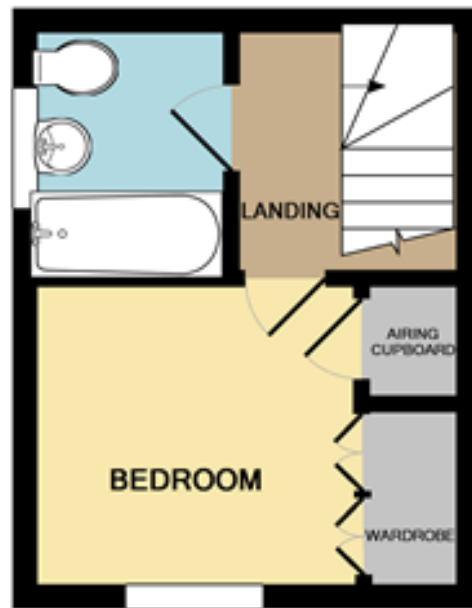
Master Bedroom - 9' 1" x 12' 7" (2.78m x 3.86m) Textured and covered ceiling. Double glazed lead light window to the front aspect. Built-in wardrobe. Radiator.







GROUND FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 211 SQ.FT.
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Additional Information

Council Tax Band; B

Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		95
	(81-91) B		
	(69-80) C		
	(55-68) D	70	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		100
	(81-91) B		
	(69-80) C	73	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	