



OFFERS OVER

£325,000

Freehold

Bowcombe, Netley Abbey, SO31 5GP

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Bursledon Office: 02380 408 200



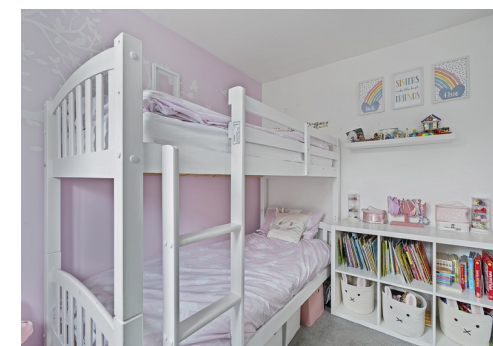
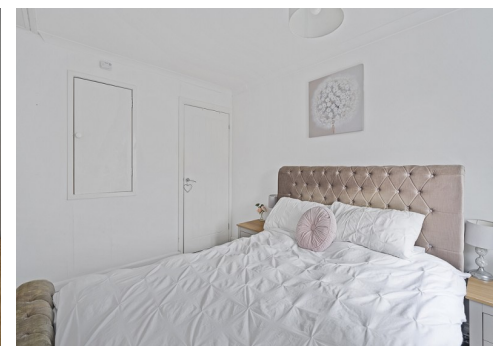
Bowcombe, Netley Abbey, SO31 5GP

3 Beds - 1 Baths

Welcome to this charming, three-bedroom, semi detached family home. It is well maintained and modernised throughout. Located in the desirable area of Netley Abbey.

FEATURES

- Stunning, modern recently fitted kitchen with integrated appliances
- Living room with wooden panelling feature walls
- Family bathroom
- Bright and versatile family / dining room
- Private west facing garden with extended patio backing on to a natural tree line
- Single garage and large driveway providing off road parking



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Situated in the desirable area of Netley Abbey, this home is close to a variety of local amenities including shops and schools. It benefits from excellent nearby transport links, making commuting easy and convenient. The versatile accommodation starts with an entrance porch. The property boasts an attractive living room at the front of the property with upgraded wooden panelling feature walls, as well as a bright and versatile family / dining room over looking the rear garden, ideal for family gatherings and entertaining guests. Enjoy cooking in the newly fitted, modern kitchen which is equipped with integrated appliances and plenty of countertop space. Additional features such as an integrated wine fridge and Bluetooth speaker make for a perfect space to entertain. The home features three bedrooms and a family bathroom on the first floor, with fitted wardrobes in the master bedroom. The family bathroom is fully tiled and features a P-shaped bath with rainfall shower. The beautifully maintained, west-facing garden backs on to a natural tree line and with its laid to lawn area and extended patio it offers a private area perfect for outdoor dining and relaxation. The property further benefits from a single garage with lighting and power as well as a large driveway ensuring added convenience.



Outside Front

Parking for two cars. Lawn. Flower beds with shrubs. Footpath to the front door.

Entrance Porch

Composite door with four double glazed, opaque, glass panels. Laminate flooring. Skirting boards. Radiator with cover. Storage cupboard housing RCD breakers and electric meter. Doorway leading to lounge.

Lounge (15' 1" x 14' 9") or (4.60m x 4.49m)

UPVC double glazed window to front aspect. Coving. Moulded skirting boards. Carpeted flooring. Walls with wooden panelling features. Radiator. Carpeted stairs with wooden balustrade leading to the first floor.

Kitchen (14' 8" x 9' 5") or (4.47m x 2.88m)

Recently fitted Kitchen. Inset spotlights. Wall units and base units with integrated microwave, oven, induction hob, dishwasher, washing machine and wine fridge. Wall unit houses an integrated bluetooth speaker. Space for fridge freezer. Spice drawer. Part tiled walls. Stainless steel sink with drainer and chrome mixer taps. Laminate flooring. Radiator with cover. Large cut out into dining area.

Family / Dining Room (12' 4" x 7' 3") or (3.75m x 2.20m)

UPVC door with double glazed, glass panel leading to the back garden. UPVC double glazed window to the side. Two UPVC double glazed windows to the rear aspect. Skylight. Insert spot lights. Electric radiator. Laminate flooring. Skirting boards. TV wall point.

Landing

UPVC double glazed, opaque glass window to the side of the property. All rooms lead off. Newly fitted carpet. Coving. Skirting boards.



Bedroom 1 (10' 10" x 8' 8") or (3.30m x 2.63m)

UPVC double glazed window to the front of the property with radiator underneath. Coving. Skirting boards. Carpeted flooring. Access to the partially boarded loft with ladder. Storage cupboard housing the combi boiler. Fitted wardrobe with rails and shelving.

Bedroom 2 (9' 10" x 9' 7") or (3.00m x 2.93m)

UPVC double glazed window to the rear of the property with radiator underneath. Skirting boards. Carpeted flooring.

Bedroom 3 (8' 1" x 5' 6") or (2.46m x 1.67m)

UPVC double glazed window to the front of the property with radiator underneath. Partially coved. Skirting boards. Carpeted flooring.

Bathroom (5' 11" x 5' 7") or (1.80m x 1.70m)

UPVC double glazed, opaque window to the rear of the property. Fully tiled walls and floor. P shaped panelled bath with rain effect shower and hand held attachment. Chrome mixer taps. Glass shower screen with chrome finish. Chrome, ladder style radiator / towel rail. Inset spot lights.

Garden

West facing rear garden backs on to a natural tree line. Mainly laid to lawn with borders and shrubs. Extended patio area. Seating area. Fully fenced. Washing line. New England cladding on the extension at the rear of the property. Access to the garage.

Garage (20' 8" x 7' 10") or (6.30m x 2.40m)

Up and over garage door. Can also be accessed via the rear garden through a wooden door with glass panels.

Concrete floor. Lighting and power. Outside tap. A large driveway offering off road parking.

Other

Council Tax: Eastleigh Borough Council Tax Band C 2024/25 charges £1856.87

Vendors position: Looking for onward purchase



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