



**Moore Crescent, Netley Abbey, Southampton SO31 5BY**

**welcome to**

## **Moore Crescent, Netley Abbey Southampton**

\* THREE BEDROOM END OF TERRACE HOUSE \* KITCHEN/DINER \* FAMILY BATHROOM \* GENEROUS FRONT & REAR GARDENS \* ON-STREET PARKING \* GREAT FAMILY HOME \* SOUGHT AFTER LOCATION \* CLOSE TO LOCAL AMENITIES \*

### **Front Garden**

Pathway leading to access, mainly laid to lawn.

### **Entrance Hall**

Double glazed window to the front aspect, gas radiator, stairs to first floor, two storage cupboards.

### **Lounge**

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window to the front aspect, carpet throughout.

### **Dining Area**

11' 6" x 9' 5" ( 3.51m x 2.87m )

Double glazed window to the rear aspect, patio door leading to garden, opens onto;

### **Kitchen**

8' 7" x 8' ( 2.62m x 2.44m )

Double glazed window to the rear aspect, wall and base cupboard units, tiled surrounds, stainless steel sink and drainer, 4 ring electric hob with cooker hood over, double oven, under counter space for white goods.

### **Landing**

Access to all rooms, storage cupboards, carpet throughout, gas radiator.

### **Bedroom One**

14' x 8' 10" ( 4.27m x 2.69m )

Double glazed window to the rear aspect, gas radiator, carpet throughout.

### **Bedroom Two**

9' 4" x 8' 10" ( 2.84m x 2.69m )

Double glazed window to the front aspect, gas radiator, carpet throughout.

### **Bedroom Three**

8' 8" x 6' 4" ( 2.64m x 1.93m )

Double glazed window to the front aspect, gas radiator, storage cupboard.

### **Bathroom**

Fully tiled, panelled bath with overhead shower, vanity wash hand basin with storage below, low level w/c, double glazed window to the rear aspect.

### **Rear Garden**

Low maintenance rear garden with paved seating area, lawn and outbuilding.





**Situated in the highly sought-after location of Netley Abbey, this charming three bedroom end of terrace home offers an excellent opportunity for families and first-time buyers alike. Ideally positioned within close proximity to local amenities, schools, and transport links, the property also benefits from being just a short distance from the beautiful Royal Victoria Country Park.**

**The ground floor accommodation comprises a welcoming lounge alongside a fitted kitchen which opens into a separate dining area. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.**

**Externally, the home boasts generous front and rear gardens, offering plenty of outdoor space, and on-street parking is available. Early viewing is highly recommended to fully appreciate both the location and accommodation on offer.**

**Agents Note: Please note this property is non standard construction.**



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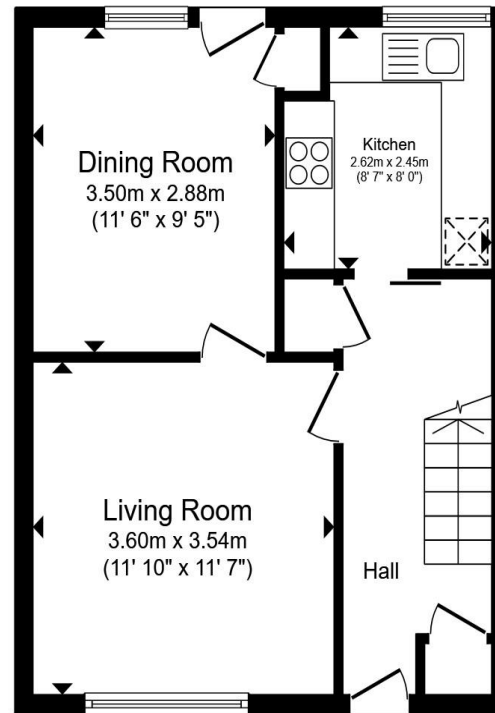
- End of Terrace House
- Three Bedrooms
- Generous Front & Rear Gardens
- Kitchen/Diner
- Family Bathroom

Tenure: Freehold EPC Rating: D

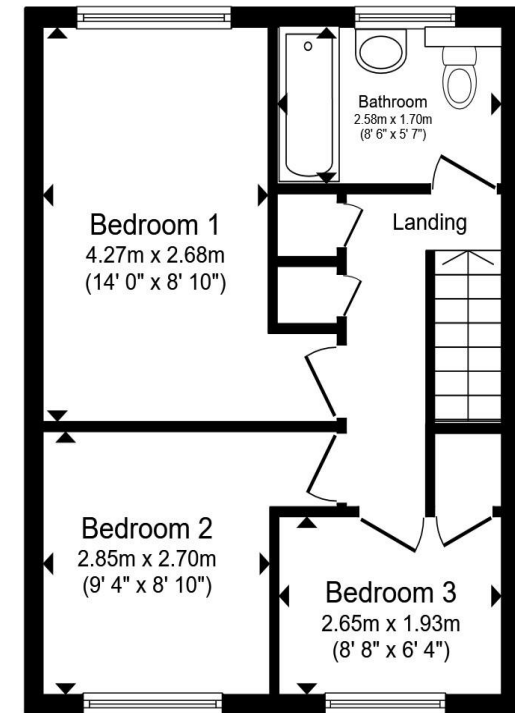
Council Tax Band: B

offers in excess of

**£260,000**



**Ground Floor**



**First Floor**

Total floor area 78.7 m<sup>2</sup> (847 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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