



22 Calmore Gardens | £350,000
Totton, Southampton, SO40 8ER





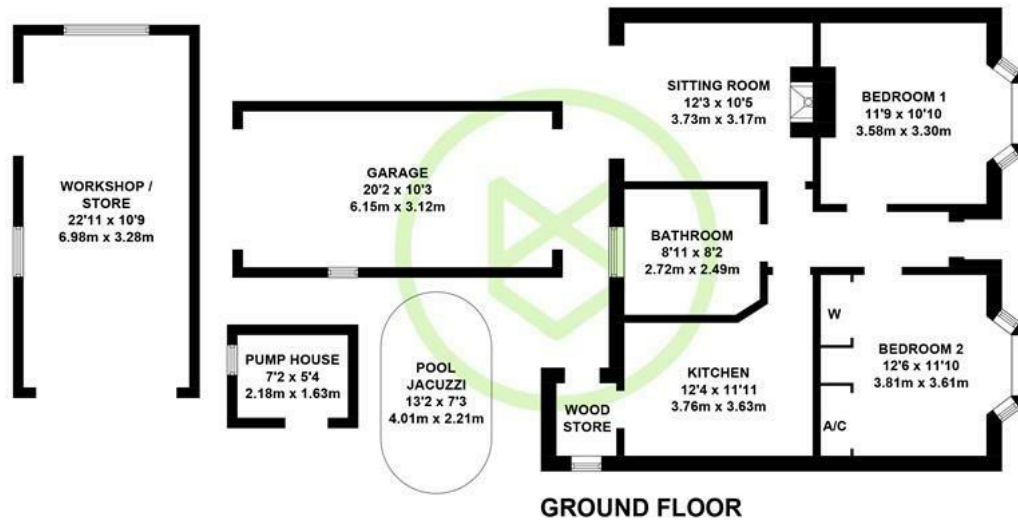
22 Calmore Gardens
Totton, Southampton, SO40 8ER

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Summary

This charming detached bungalow is offered to the market with no onward chain conveniently positioned within easy reach of Totton town centre and its wealth of amenities. The accommodation offers two generous double bedrooms complemented by a spacious shower room, kitchen diner and separate sitting room with feature fireplace and log burning stove. Off road parking is available next to the garage with an additional timber garage / work shop built in the rear garden. The enclosed and mature gardens are predominantly laid to lawn with a vegetable garden to the rear.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 693 SQ FT / 64.4 SQ M
OUTBUILDINGS = 493 SQ FT / 45.8 SQ M
TOTAL = 1186 SQ FT / 110.2 SQ M
(INCLUDING GARAGE / EXCLUDING POOL JACUZZI)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1137619)

Summary

- A charming detached bungalow
- Two double bedrooms
- Kitchen diner with rear porch to the garden
- Separate sitting room with brick fireplace and log burning stove
- Off road parking and single garage with rear access to the garden
- Large detached timber garage / workshop
- Enclosed and private rear garden
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Accommodation

A storm porch with a recessed front door opens into the welcoming entrance hall with two generous double bedrooms either side. Both rooms boast bay windows and fitted wardrobes to bedroom one. The charming sitting room features a red brick fireplace with a log burning stove as a focal point. Sliding patio doors open to the private rear garden. The kitchen/dining room is fitted with a range of oak effect wall and base units with contrasting tiled worktops and double oven. Plumbing and space is available for a washing machine with additional space for a fridge and freezer. The family shower room comprises a large walk in shower, WC and pedestal wash hand basin. A rear lobby accesses the garden.

Outside

The enclosed rear garden is accessed via secure gates either side of the property with a hard standing that abuts the rear of the property. The single garage is fitted with an up and over door to the front and rear creating vehicular access to the rear garden. A large timber workshop/garage is positioned to the rear of the garage with French doors to the side. A shaped lawn extends to the vegetable garden at the rear. A jacuzzi pool and pump house with gas boiler and electric pump are not in use.

Parking

Off road parking is available next to the single garage

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Lydlynch Infants School & Abbotswood Junior School

Secondary School

Testwood School

Council Tax

Band C - New Forest District Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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