



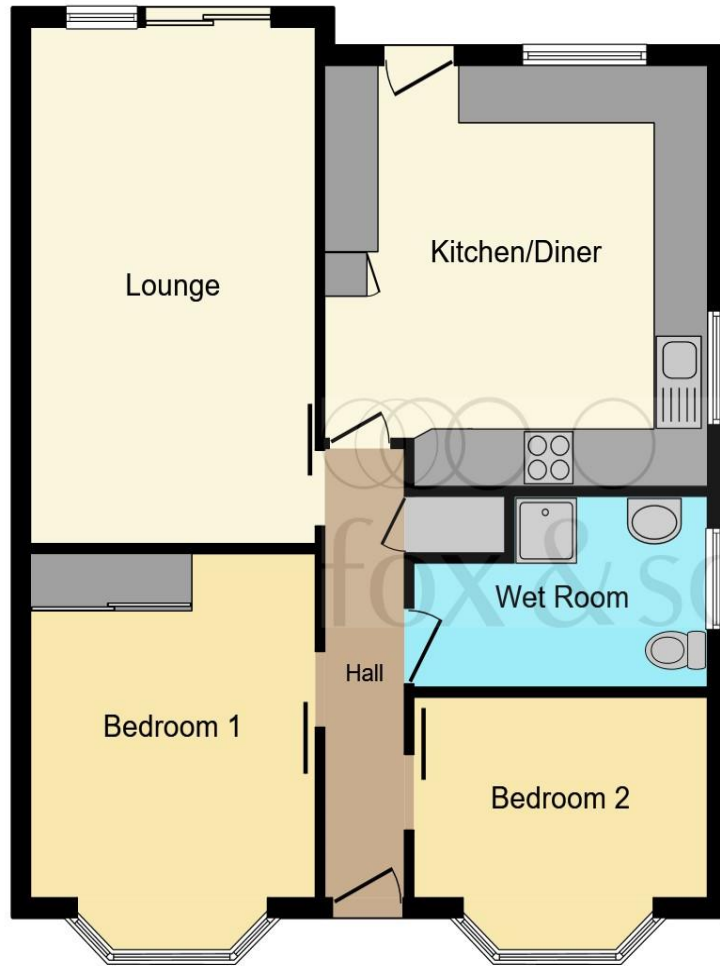
Downs Park Avenue, Totton Southampton SO40 9JF

welcome to

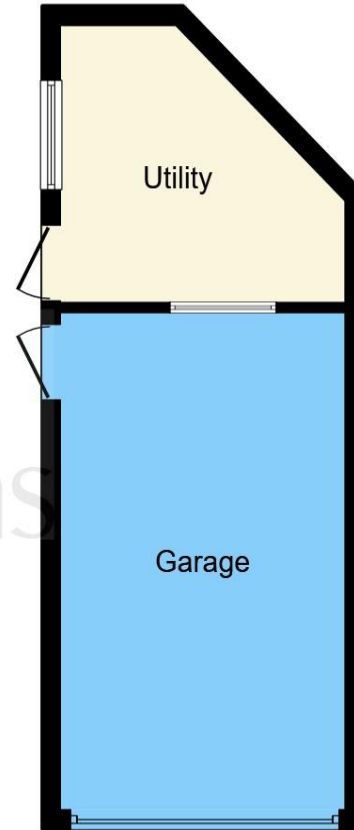
Downs Park Avenue, Totton Southampton

Fox & sons are proud to bring to the market this well presented two bedroom detached bungalow which has been extended. Located in the sought after location of Eling, close to local schools, transport links and within walking distance to Eling Tide Mill and estuary.





Floor Plan



Outbuilding

Bedroom One

9' 4" x 13' into bay. (2.84m x 3.96m into bay.)

Bedroom Two

10' 11" x 8' 7" into bay (3.33m x 2.62m into bay)

Shower Room

10' 9" x 6' 8" (3.28m x 2.03m)

Lounge

18' 5" x 11' (5.61m x 3.35m)

Kitchen/diner

14' 6" x 14' 2" (4.42m x 4.32m)

Total floor area 93.9 sq.m. (1,011 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Downs Park Avenue, Totton Southampton

- TWO BEDROOM DETACHED BUNGALOW
- THE PROPERTY IS WHEELCHAIR ACCESSIBLE
- DRIVEWAY FOR MULTIPLE VEHICLES.
- LARGE WET ROOM WITH SHOWER
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

£361,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TOT105655



Property Ref:
TOT105655 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



02380 862243



totton@fox-and-sons.co.uk



4 Water Lane, Totton, SOUTHAMPTON,
Hampshire, SO40 3DP



fox-and-sons.co.uk