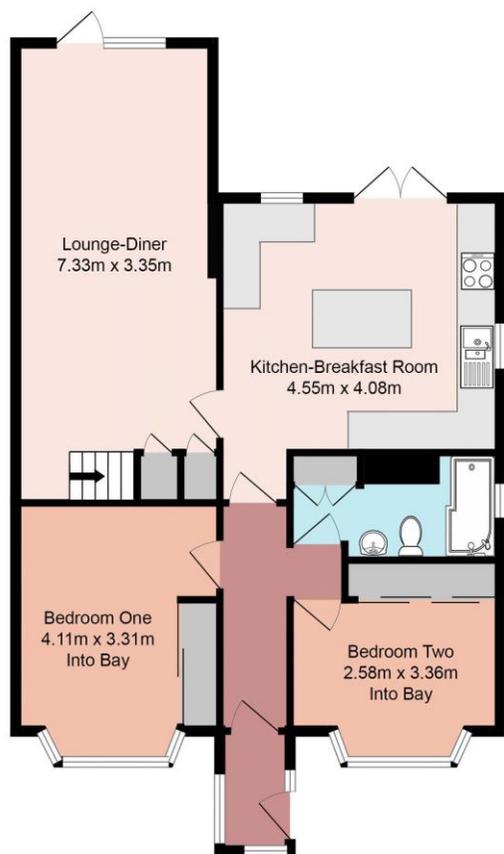


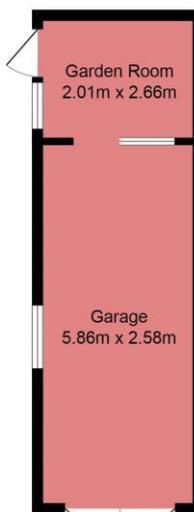
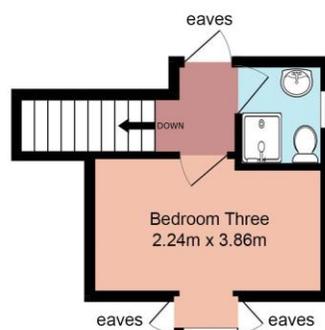


Totton
£400,000

brantons



Ground Floor
98.7 sq.m. approx.



Detached Outbuilding
(position not relative to property)



Accommodation

Lounge-Diner 24' 1" x 11' 0" (7.33m x 3.35m)

Kitchen-Breakfast Room 14' 11" x 13' 5" (4.55m x 4.08m)

Bedroom One 13' 6" x 10' 10" (4.11m x 3.31m) Into Bay

Bedroom Two 8' 6" x 11' 0" (2.58m x 3.36m) Into Bay/ Plus Wardrobes

Bathroom 10' 11" x 5' 7" (3.32m x 1.70m)

Bedroom Three 12' 8" x 7' 4" (3.86m x 2.24m)

Shower Room 5' 4" x 4' 8" (1.63m x 1.42m)

Garage 19' 3" x 8' 6" (5.86m x 2.58m)

Garden Room 6' 7" x 8' 9" (2.01m x 2.66m)

Property

An exciting opportunity arises to purchase this extended and refurbished detached chalet bungalow situated in a highly desirable residential road within Totton. The versatile ground floor accommodation is comprised of an entrance hallway, spacious lounge-diner with glazed patio door, sizeable kitchen-breakfast room with French patio doors and dual aspect windows, two double bedrooms which both feature the use of built in wardrobes, and there is also a family sized bathroom. The first floor consists of a further bedroom, and a shower room.

Additional benefits of the property include driveway parking for several vehicles, large detached garage with garden room to the rear, and a private South-Westerly facing rear garden. The garden is largely laid to lawn with block paved seating area and there is also ample side access via a timber double gate. The current owners have subjected the bungalow to an extensive programme of improvements; the result of which allows any potential purchaser the ability to move straight in. Rarely do properties of this nature stay on the market for long and an early viewing will be essential to avoid any later disappointment.

Features

- Refurbished & Extended Chalet Bungalow
- Three Bedrooms
- Spacious Lounge-Diner With Patio Door
- Modern Kitchen-Breakfast Room
- Sizable Family Bathroom
- First Floor Shower Room
- Ample Driveway Parking
- Gated Side Access Leading To Large Detached Garage
- South-Westerly Facing Garden
- Highly Sought After Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 1.7 miles
Southampton Airport: 10.8 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 1.8 miles
Train Stations
Ashurst: 4.1 miles
Totton: 1.2 miles

Directions

- From our office head West on Water Lane for approximately half a mile.
- Take the sixth right onto Hammonds Green.

Energy Performance

6/21/23, 3:22 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating E	Valid until: 17 June 2028 Certificate number:
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Property type Detached bungalow

Total floor area 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

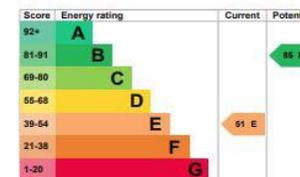
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificates>

1/4



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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