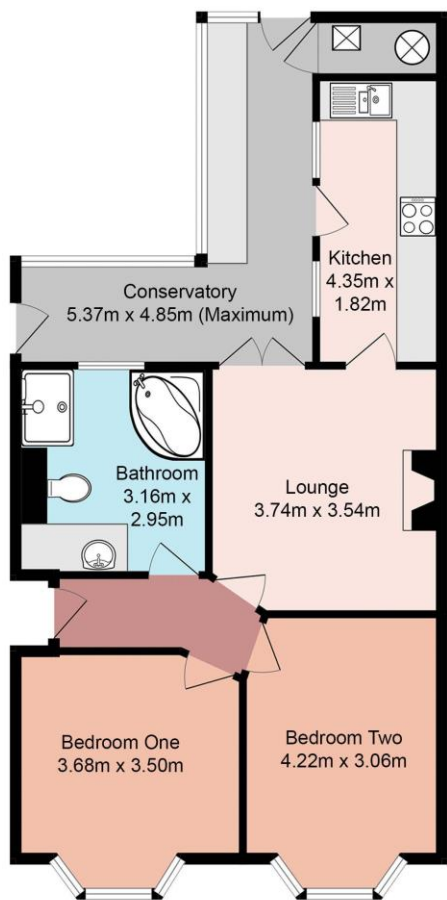




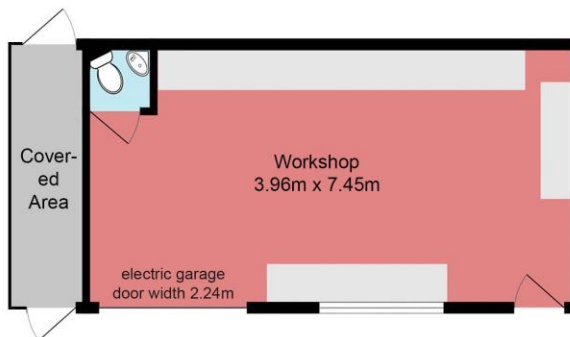
Totton  
£325,000

**brantons**





Main Property



Outbuilding  
(position not relative to Main Property)



## Accommodation

Lounge 12' 3" x 11' 7" (3.74m x 3.54m)

Kitchen 14' 3" x 6' 0" (4.35m x 1.82m)

Bedroom One 12' 1" x 11' 6" (3.68m x 3.50m) Into Bay

Bedroom Two 13' 10" x 10' 0" (4.22m x 3.06m) Into Bay

Bathroom 10' 4" x 9' 8" (3.16m x 2.95m)

Conservatory 17' 7" x 15' 11" (5.37m x 4.85m)

Boiler Room 2' 11" x 6' 9" (0.90m x 2.05m)

Garage/Workshop 13' 0" x 24' 5" (3.96m x 7.45m)

Garage/Workshop W.C 3' 3" x 3' 3" (1.00m x 1.00m)

## Property

Brantons Independent Estate Agents are delighted to offer to the market this charming and characterful semi-detached bungalow situated along a convenient road within Totton. The accommodation consists of two double bedrooms, both with bay windows. There is a lounge with feature fireplace and French doors, kitchen, conservatory, and from the hall is a large four piece family bathroom with underfloor heating. To the front of the property is driveway parking and at the rear is a private enclosed garden with lawn and patio, and double gated side access.

A particularly special attribute to this property is the outbuilding which is currently set up for use as a motorcycle garage but could suit a variety of uses including conversion to annexe accommodation (subject to the relevant consents). The outbuilding features an electric up and over door, W.C, and mains gas supply. Brantons advise booking an early viewing as strong interest is anticipated.

## Features

- Semi Detached Bungalow
- Two Double Bedrooms With Bay Windows
- Lounge With Feature Fireplace & French Doors
- Kitchen
- Conservatory/Utility
- Sizable Four Piece Family Bathroom
- Driveway Parking
- Well Presented Private Rear Garden
- Outbuilding Garage/Workshop
- Convenient Location

## Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments  
Infant: Eling  
Junior: Foxhills  
Senior: Hounslowdown

## Distances

Motorway: 1.2 miles  
Southampton Airport: 8.5 miles  
Southampton City Centre: 4.4 miles  
New Forest Park Boundary: 1.6 miles  
Train Stations  
Ashurst: 3.1 miles  
Totton: 0.5 miles

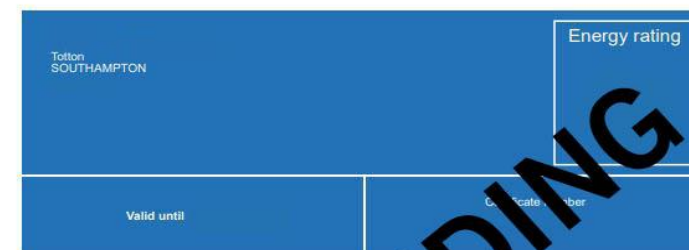
## Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing through the train gates. 5) Turn right onto Rumbidge St. 6) Take the third right onto Brokenford Lane. 7) The property will be found on the right hand side.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

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

If the property is rented for long periods, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.



