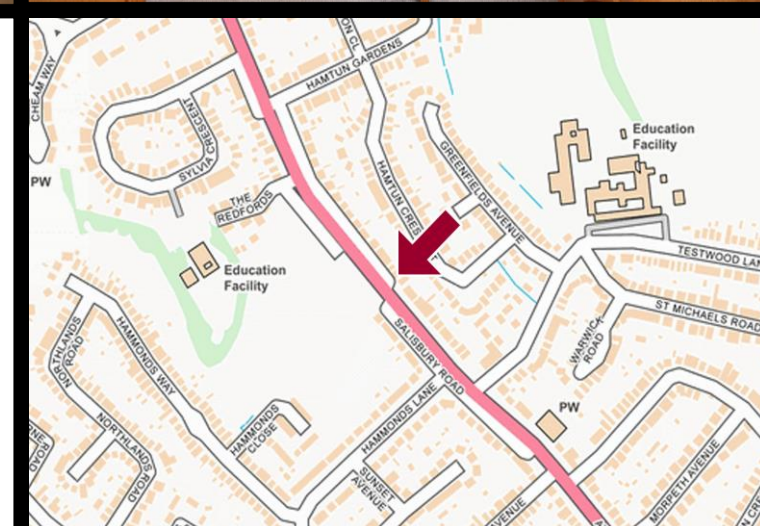
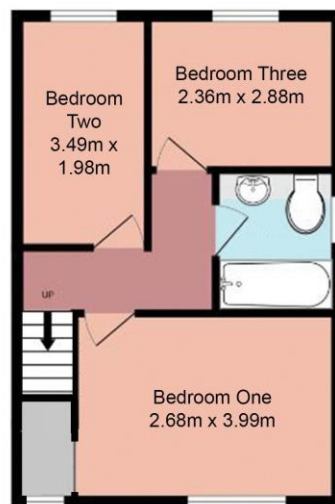
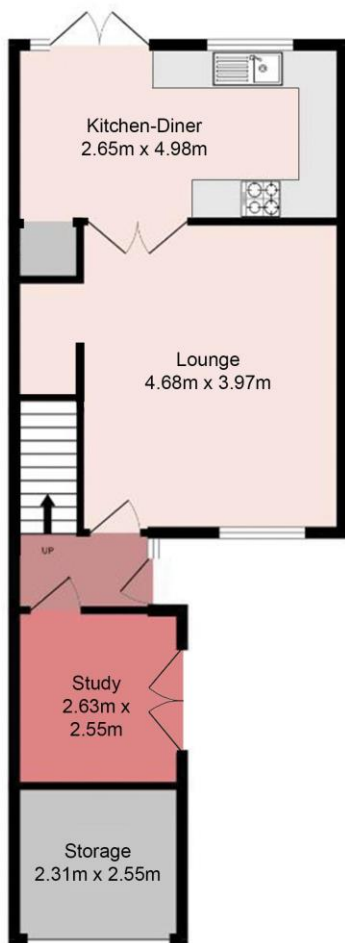




Totton  
£335,000

**brantons**





## Accommodation

**Lounge** 15' 4" x 13' 0" (4.68m x 3.97m)

**Kitchen-Diner** 8' 8" x 16' 4" (2.65m x 4.98m)

**Study** 8' 8" x 8' 4" (2.63m x 2.55m)

**Storage Area** 7' 7" x 8' 4" (2.31m x 2.55m)

**Bedroom One** 8' 10" x 13' 1" (2.68m x 3.99m)

**Bedroom Two** 11' 5" x 6' 6" (3.49m x 1.98m)

**Bedroom Three** 7' 9" x 9' 5" (2.36m x 2.88m)

**Bathroom** 7' 1" x 6' 1" (2.16m x 1.85m)

## Property

As sole agents Brantons Independent Estate Agents are pleased to present for sale this surprising spacious semi-detached family home situated in a desirable and convenient location within Totton. The ground floor accommodation is comprised of a generously sized lounge, modern kitchen-diner with plinth lighting and French doors, and from the hallway a study also featuring French doors. The first floor consists of three bedrooms with the master being a generous double room with large storage cupboard. From the landing there is a family bathroom. Additional features of the property include driveway parking for several vehicles and a partitioned garage/storage area with 'up and over door'. At the rear is an enclosed garden that is mainly laid to lawn with a patio seating area and there is also a storage shed. The location is within close proximity of amenities, including schools, recreational areas and transport links. To fully appreciate the location and accommodation on offer, an early viewing will be necessary.

## Features

- Surprisingly Spacious Semi-Detached House
- Three Bedrooms
- Generous Lounge
- Kitchen-Diner With French Doors
- Study With French Doors
- Family Bathroom
- Driveway Parking For Several Vehicles
- Partitioned Garage Storage Area
- Enclosed Rear Garden With Patio Seating Area
- Convenient Location Close Amenities/Transport

## Information

Local Authority:

Council Tax Band: C

Tenure Type: Freehold

School Catchments  
Infant: Oakfield  
Junior: Oakfield  
Senior: Testwood

## Distances

Motorway: 1.5 miles  
Southampton Airport: 8.7 miles  
Southampton City Centre: 4.7 miles  
New Forest Park Boundary: 1.6 miles  
Train Stations  
Ashurst: 3.8 miles  
Totton: 0.9 miles

## Directions

1) From our office head North West on Salisbury Road/A36. 2) Continue for approximately 0.5 miles. 3) The property will be found on the right hand side, set back on the service road. 4) Identified by our For Sale board.

## Energy Performance

138, Salisbury Road Totton SOUTHAMPTON SO40 3LQ	Energy rating <b>D</b>
Valid until <b>23 May 2027</b>	Certificate number <b>2448-7059-7225-5513-9914</b>

Property type Semi-detached house

Total floor area 78 square metres

### Rules on letting this property

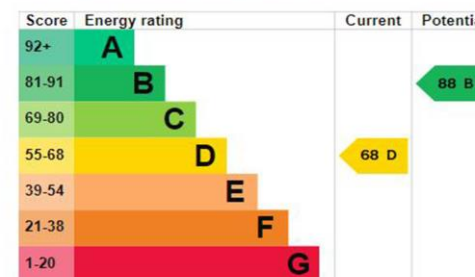
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

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

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



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.



