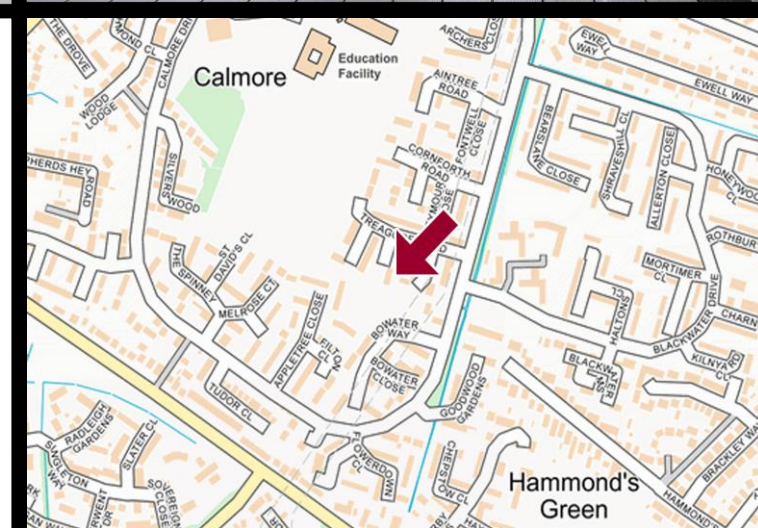
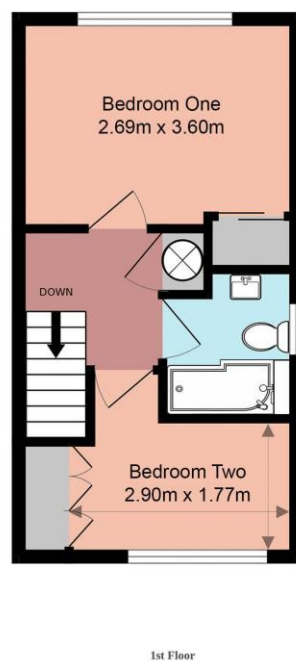
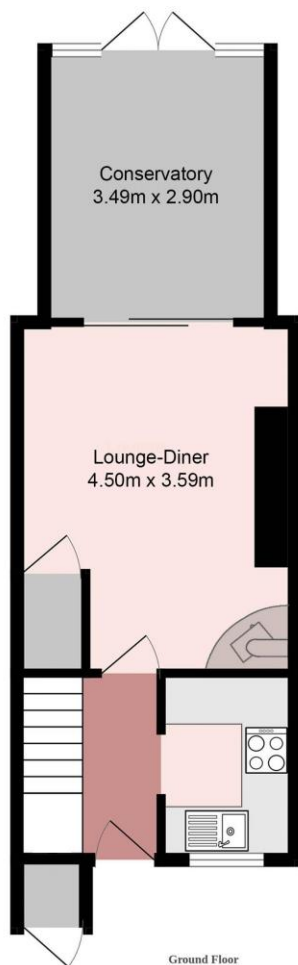




Calmore
£259,950

brantons



Accommodation

Lounge-Diner 14' 9" x 11' 9" (4.50m x 3.59m)

Kitchen 7' 10" x 5' 8" (2.39m x 1.73m)

Conservatory 11' 5" x 9' 6" (3.49m x 2.90m)

Bedroom One 8' 10" x 11' 10" (2.69m x 3.60m)

Bedroom Two 5' 10" x 9' 6" (1.77m x 2.90m) Plus Wardrobes

Bathroom 6' 3" x 5' 9" (1.90m x 1.76m)

Property

Brantons Independent Estate Agents are delighted to present for sale this staggered end of terrace house situated in the popular residential area of Calmore. The ground floor layout is comprised of a lounge-diner with feature log burner and built-in media wall, large conservatory with French doors to the rear, and a modern kitchen. The first floor accommodation consists of two double bedrooms, and a modern family bathroom.

Additional benefits of the property include UPVC double glazing, allocated car parking and a larger than average Westerly facing rear garden with gated rear access. The beautifully landscaped rear garden is laid to artificial lawn with patio seating area, and timber cabin. In our opinion this property is presented to the highest standard of decorative order throughout and would be ideally suited to a first time buyer or buy to let investor. Brantons advise that an early internal inspection is essential to avoid any later disappointment.

Features

- Staggered End of Terrace House
- Two Bedrooms, Both With Fitted Wardrobes
- Spacious Lounge-Diner With Feature Log Burning Stove
- Modern Kitchen
- Large UPVC Double Glazed Conservatory
- Contemporary Bathroom
- Allocated Car Parking
- Sizable, Low Maintenance Rear Garden
- Ideal First Purchase or Rental Investment
- Popular Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant:** Calmore
- Junior:** Calmore
- Senior:** Testwood

Distances

Motorway: 2.0 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 6.0 miles

New Forest Park Boundary: 3.8 miles

Train Stations **Ashurst:** 1.8 miles

Totton: 0.4 miles

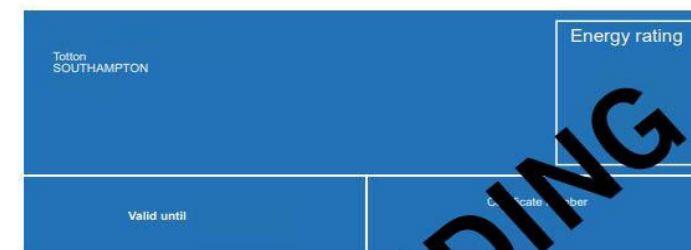
Directions

- 1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile.
- 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive.
- 3) Take the sixth right onto Treagore Road
- 4) Turn left into Treagore Road.

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 in Great Britain, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

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 | 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.

