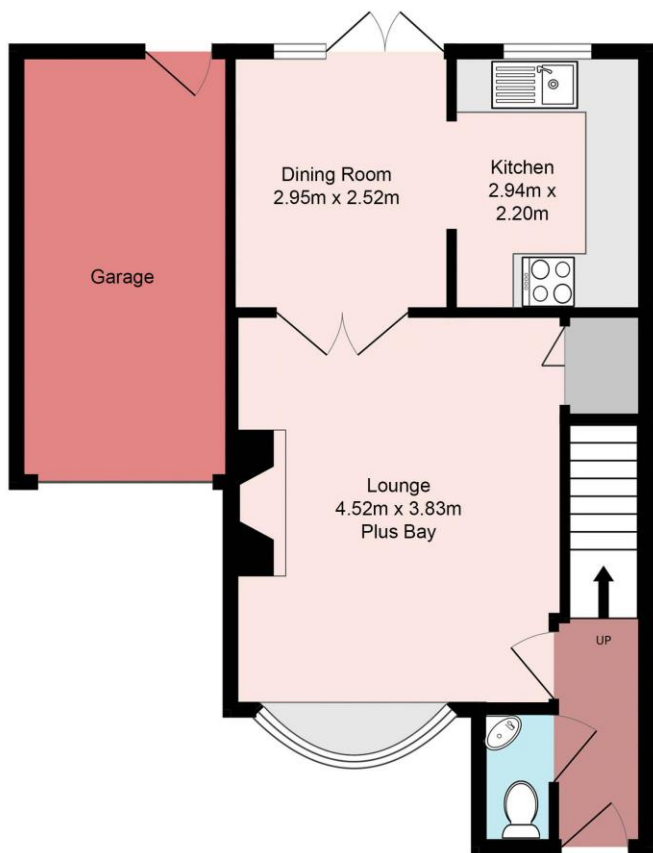


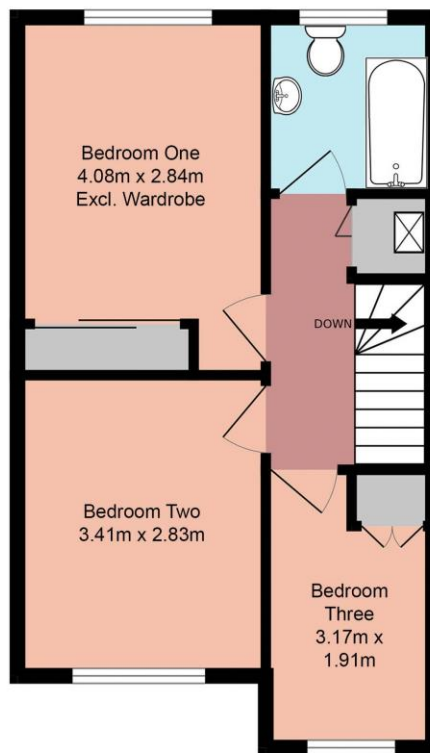


West Totton
£375,000

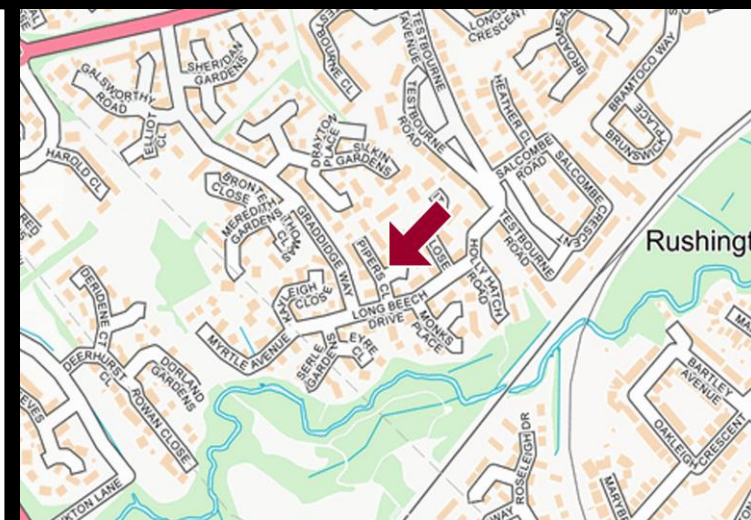
brantons



Ground Floor
50.5 sq.m. approx.



1st Floor
37.1 sq.m. approx.



Accommodation

Lounge 14' 10" x 12' 7" (4.52m x 3.83m) Plus Bay
Dining Room 9' 8" x 8' 3" (2.95m x 2.52m)
Kitchen 9' 8" x 7' 3" (2.94m x 2.20m)
Bedroom One 13' 5" x 9' 4" (4.08m x 2.84m)
Bedroom Two 11' 2" x 9' 3" (3.41m x 2.83m)
Bedroom Three 10' 5" x 6' 3" (3.17m x 1.91m)
Bathroom 6' 7" x 6' 2" (2.00m x 1.89m)

Property

Brantons Independent Estate Agents are proud to offer for sale this modern link-detached family home situated in a quiet cul-de-sac position within West Totton. The ground floor layout consists of a hallway, lounge, dining room, kitchen and W.C.

The first floor accommodation is comprised of three bedrooms and a family bathroom. Additional benefits of the property include driveway parking that leads to a garage. At the rear is a private South-Westerly facing garden that is mainly laid to lawn with a decked seating area. The garden enjoys a sunny aspect with a good degree of privacy and seclusion. To fully appreciate the location and accommodation on offer, an internal inspection is highly advised.

Features

- Link-Detached Family Home
- Three Bedrooms
- Lounge With Feature Fireplace
- Dining Room With Patio Door
- Modern Kitchen
- Downstairs W.C
- Family Sized Bathroom
- Driveway Parking Leading To Garage
- Private Enclosed Rear Garden
- Quiet Cul-de-sac Location

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
 Infant: Hazel Wood
 Junior: Foxhills
 Senior: Hounslowdown

Distances

Motorway: 1.9 miles
Southampton Airport: 11.2 miles
Southampton City Centre: 5.2 miles
New Forest Park Boundary: 1.0 miles
Train Stations
 Ashurst: 3.6 miles
 Totton: 1.4 miles

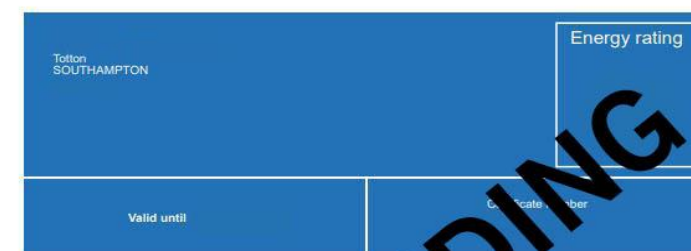
Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) After approximately 1 mile, take the fifth left into Graddidge Way. 5) Continue on until you can go no further and turn left onto Long Beech Drive. 6) Take the first left into Pipers Close.

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>

EPC PENDING



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.

