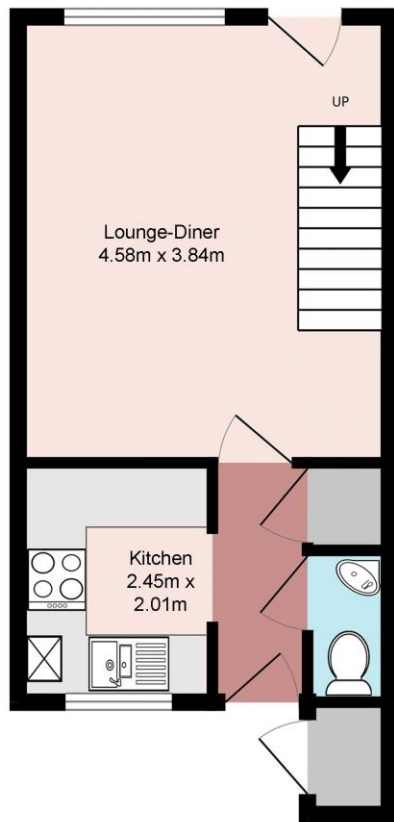


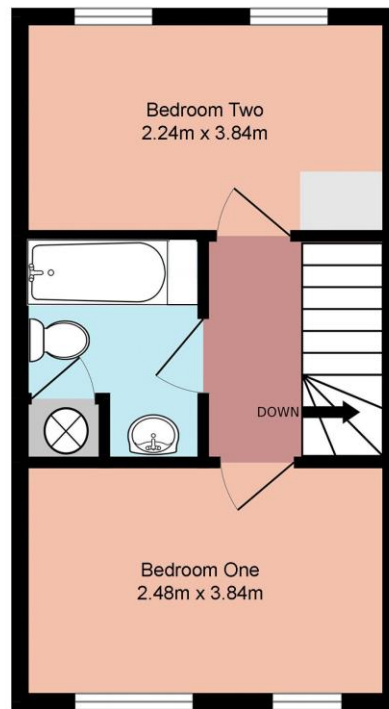


West Totton
£280,000

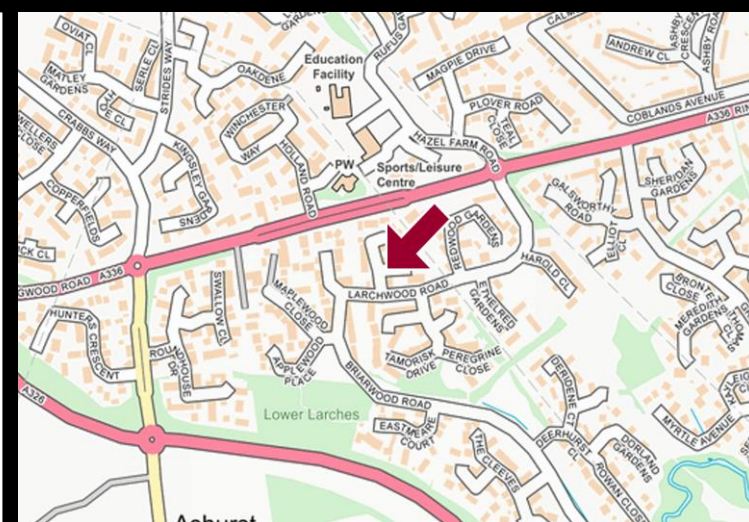




Ground Floor
28.0 sq.m. approx.



1st Floor
27.0 sq.m. approx.



Accommodation

Lounge-Diner 15' 0" x 12' 7" (4.58m x 3.84m)

Kitchen 8' 0" x 6' 7" (2.45m x 2.01m)

Downstairs W.C 5' 8" x 2' 6" (1.72m x 0.77m)

Bedroom One 8' 2" x 12' 7" (2.48m x 3.84m)

Bedroom Two 7' 4" x 12' 7" (2.24m x 3.84m)

Bathroom 7' 3" x 6' 2" (2.22m x 1.89m)

Property

An opportunity arises to purchase this modern mid-terrace residence situated in a cul-de-sac location within the highly regarded residential area of West Totton.

The ground floor layout is comprised of a spacious lounge-diner with patio door, modern kitchen, and from the hall is a W.C and useful utility cupboard. The first floor accommodation consists of two generously proportioned bedrooms, and a contemporary bathroom.

Additional benefits of the property include allocated car parking and an enclosed rear garden that enjoys a good degree of privacy with a sunny Southerly aspect. In our opinion the property would make an ideal first purchase or rental investment and Brantons are sure that an early viewing will be necessary as strong interest is anticipated.

Features

- Mid-Terrace Home
- Two Bedrooms
- Lounge-Diner
- Modern Kitchen
- Downstairs W.C
- Contemporary Bathroom
- Allocated Car Parking
- South Facing Rear Garden
- Cul-de-sac Location
- Highly Regarded Residential Area

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Hazel Wood
- Junior: Foxhills
- Senior: Hounslowdown

Distances

Motorway: 2.2 miles

Southampton Airport: 10.9 miles

Southampton City Centre: 5.4 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 2.9 miles

Totton: 1.6 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) At the second roundabout, turn left onto Larchwood Road.
- 5) Take the second right into Ashwood Gardens.
- 6) Follow the road around to the right where the property will be found directly in front of you.

Energy Performance

5/15/23, 1:54 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40	Energy rating C	Valid until: 28 September 2026 Certificate number:
Property type	Mid-terrace house	
Total floor area	55 square metres	

Rules on letting this property

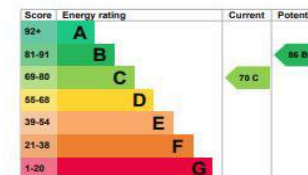
Properties can be let if they have an energy rating from A to E.

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 C. 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-certificate/>

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www.brantons.co.uk

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