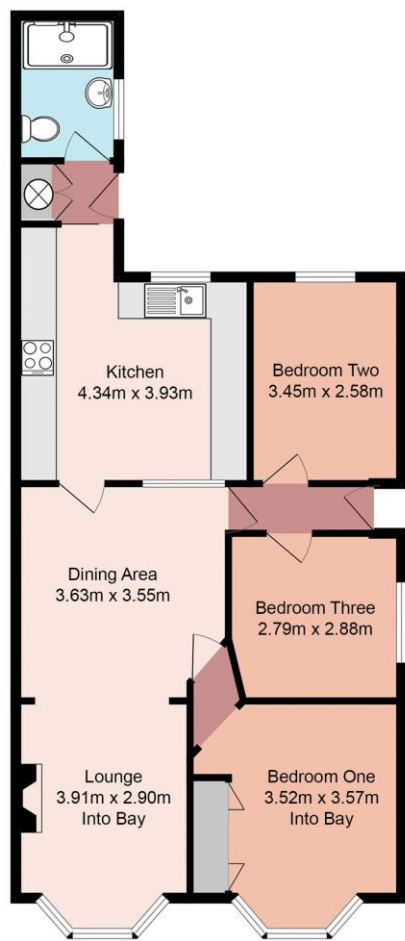


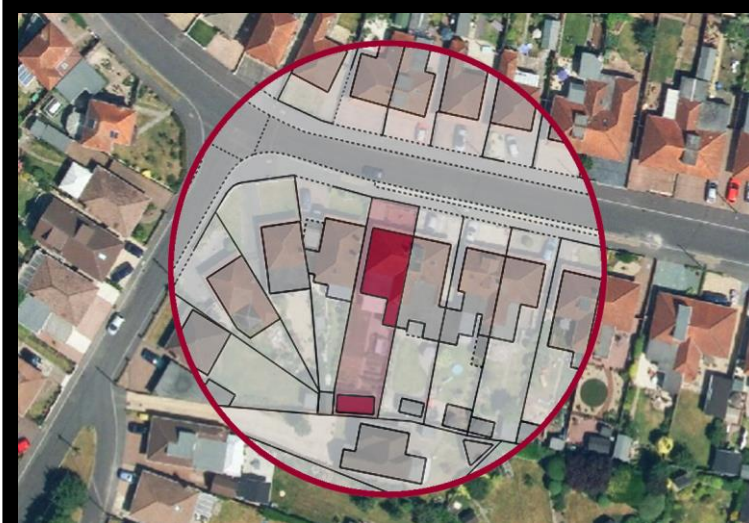
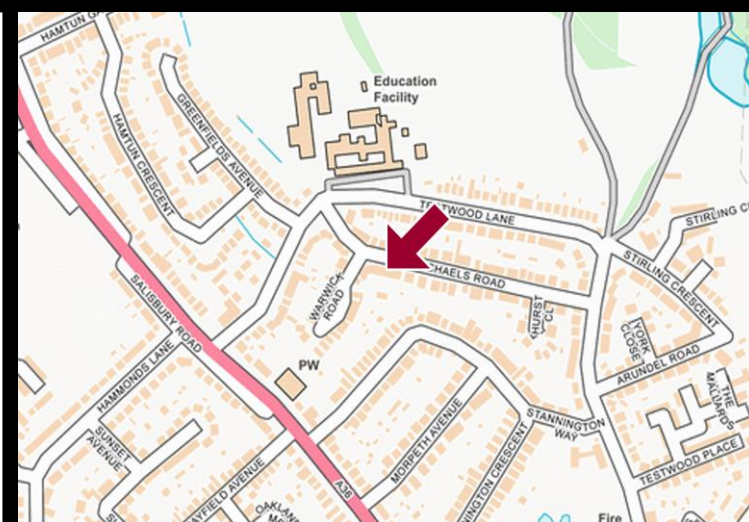


Totton
£375,000

brantons



Ground Floor
75.8 sq.m. approx.



Accommodation

Lounge 12' 10" x 9' 6" (3.91m x 2.90m) Into Bay

Dining Area 11' 11" x 11' 8" (3.63m x 3.55m)

Kitchen 14' 3" x 12' 11" (4.34m x 3.93m)

Bedroom One 11' 7" x 11' 9" (3.52m x 3.57m) Into Bay

Bedroom Two 11' 4" x 8' 6" (3.45m x 2.58m)

Bedroom Three 9' 2" x 9' 5" (2.79m x 2.88m)

Shower Room 7' 11" x 5' 5" (2.42m x 1.66m)

Workshop 21' 4" x 8' 6" (6.50m x 2.60m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this surprisingly spacious semi-detached bungalow situated in a desirable residential road within central Totton. The ground floor layout consists of a lounge with bay window and feature fireplace, an open-plan dining area, spacious kitchen, three double bedrooms, and a shower room.

To the front of the property is driveway parking and at the rear is a sunny South-Westerly facing garden that is laid to lawn and features a large timber workshop that measures approximately 6.5m x 2.6m. The location is with close proximity of shops, amenities and transport links. No forward chain is offered and strong interest is anticipated. To avoid any potential later disappointment, an early viewing comes highly recommended.

Features

- *NO FORWARD CHAIN OFFERED*
- Charming Semi Detached Bungalow
- Three Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Open-Plan Dining Area
- Spacious Kitchen
- Shower Room
- Driveway Parking
- Well Presented Rear Garden With Large Timber Workshop
- Convenient Central Totton Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Distances

Motorway: 1.4 miles
Southampton Airport: 8.6 miles
Southampton City Centre: 4.6 miles
New Forest Park Boundary: 2.1 miles
Train Stations
Ashurst: 3.9 miles
Totton: 0.8 miles

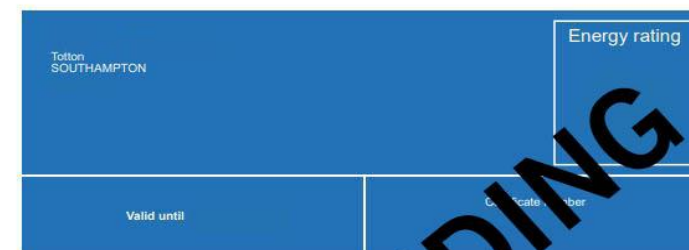
Directions

1) From our office head northwest on Salisbury Road. 2) Take the fourth right onto Testwood Lane. 3) Take the first right into St. Michaels 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 minimum energy efficiency standards \(meps-2015\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps-2015)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps-2015\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps-2015))).

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.

