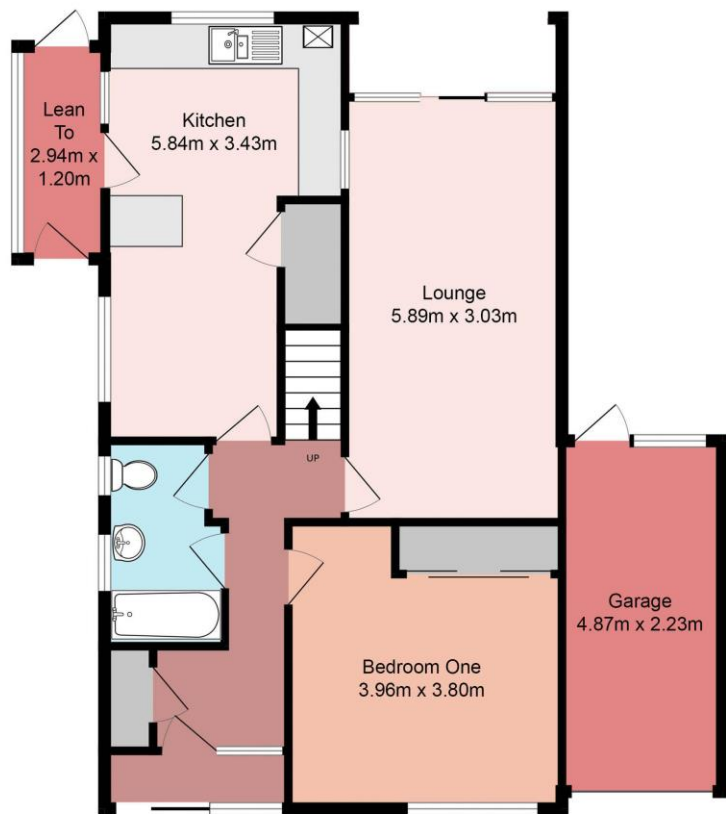




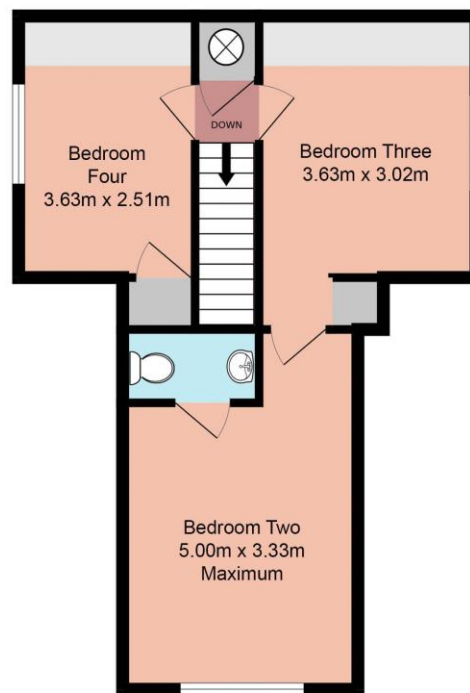
Totton

Guide Price £350,000

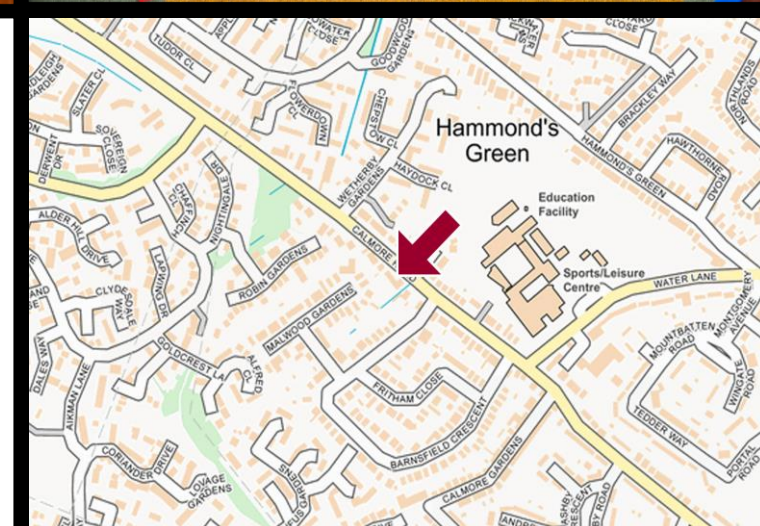
brantons



Ground Floor
84.1 sq.m. approx.



1st Floor
42.0 sq.m. approx.



Accommodation

Lounge 19' 4" x 9' 11" (5.89m x 3.03m)

Kitchen-Diner 19' 2" x 11' 3" (5.84m x 3.43m)

Lean To 9' 8" x 3' 11" (2.94m x 1.20m)

Bathroom 9' 4" x 5' 5" (2.84m x 1.64m)

Cloakroom 4' 8" x 1' 10" (1.41m x 0.56m)

Bedroom One 13' 0" x 12' 6" (3.96m x 3.80m) Excl. Wardrobes

Bedroom Two 16' 5" x 10' 11" (5.00m x 3.33m) Maximum

En-suite W.C 3' 5" x 6' 1" (1.03m x 1.86m)

Bedroom Three 11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom Four 11' 11" x 8' 3" (3.63m x 2.51m)

Covered Seating Area 9' 5" x 4' 0" (2.88m x 1.22m)

Garage 16' 0" x 7' 4" (4.87m x 2.23m)

Property

Brantons Independent Estate Agents are delighted to offer to for sale this impressively sized detached chalet bungalow situated on a generous and established plot within Totton. The ground floor accommodation is comprised of a sizable lounge, large kitchen with dining area, a family bathroom, and a spacious double bedroom with built in wardrobes. There is a staircase taking you to the first floor which leads to three further double bedrooms and a W.C. The front of the property provides driveway parking leading to garage and at the rear of the property is a sizable enclosed garden. The garden enjoys an sunny South-Westerly aspect and a good degree of privacy and seclusion. No forward chain is offered and Brantons are sure that in order to fully appreciate the scope and potential this property offers, an early viewing will be essential. AGENTS NOTES; The property is in need of modernisation and improvement and the garden will required some clearance and landscaping, we ask that all prospective purchasers consider the viability of this before arranging a viewing.

Features

- *OFFERED WITH NO FORWARD CHAIN*
- Versatile Detached Chalet Bungalow
- Four Double Bedrooms
- Generous Lounge With Door to Covered Seating Area
- Spacious Kitchen-Diner
- Family Bathroom
- First Floor W.C
- Driveway Parking Leading to Garage
- Private Enclosed Rear Garden
- Convenient Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Oakfield
- Junior: Oakfield
- Senior: Testwood

Distances

Motorway: 2.0 miles

Southampton Airport: 10.2 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 3.8 miles

Totton: 1.4 miles

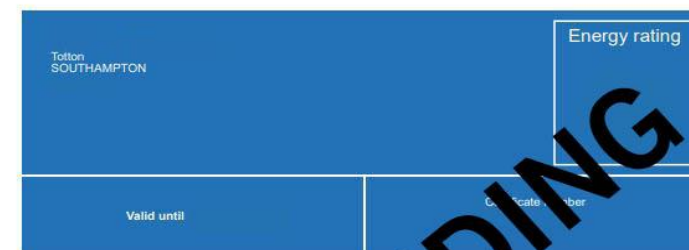
Directions

1) From our office proceed west on Water Lane. 2) At the junction with Calmore Road turn right. 3) Proceed on for approximately 0.5 miles where the property can be found on the left hand side identified by our 'For Sale' board.

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 for 5 years or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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.

