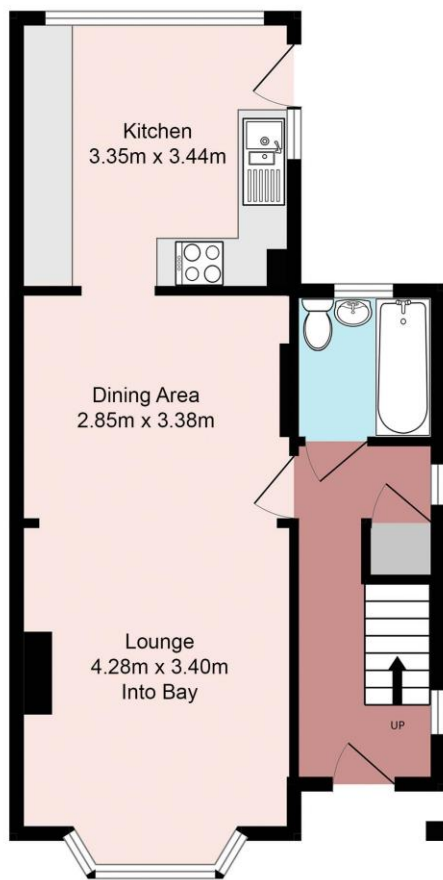
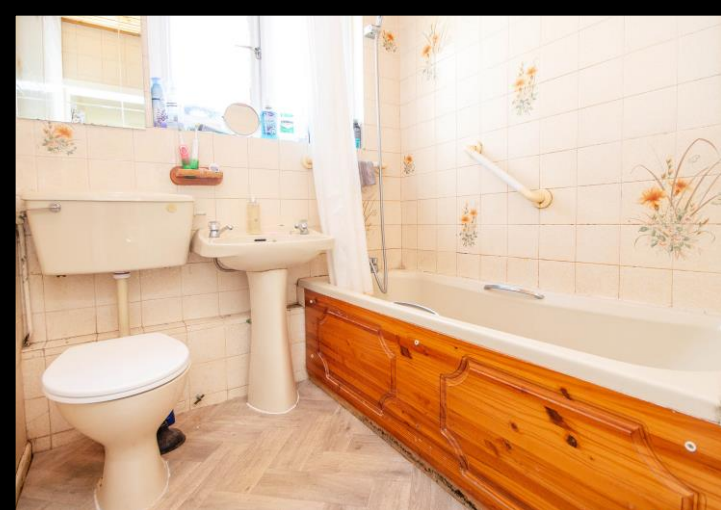


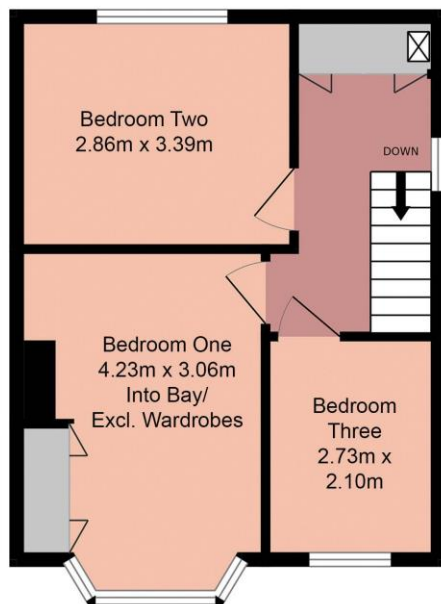


Totton
£330,000

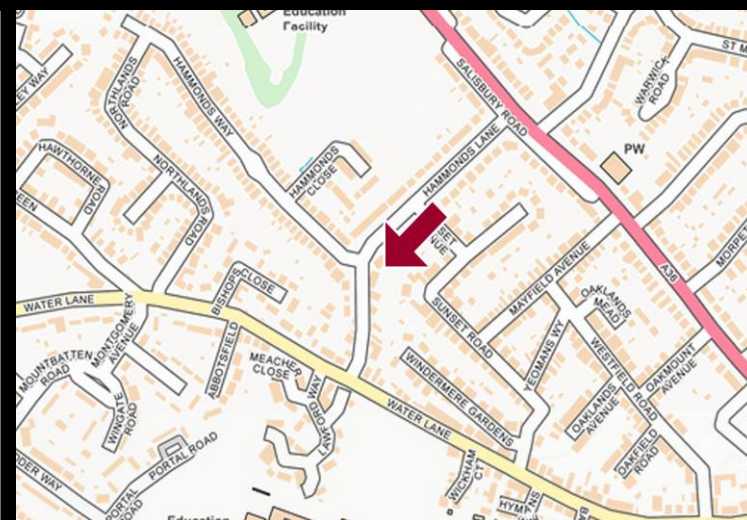
brantons



Ground Floor
45.3 sq.m. approx.



1st Floor
34.9 sq.m. approx.



Accommodation

Hallway 14' 8" x 5' 10" (4.48m x 1.77m)

Bedroom Three 8' 11" x 6' 11" (2.73m x 2.10m)

Lounge 14' 1" x 11' 2" (4.28m x 3.40m) Into Bay

Dining Area 9' 4" x 11' 1" (2.85m x 3.38m)

Kitchen 11' 0" x 11' 3" (3.35m x 3.44m)

Bathroom 5' 11" x 5' 10" (1.80m x 1.77m)

Bedroom One 13' 11" x 10' 0" (4.23m x 3.06m) Into Bay

Bedroom Two 9' 5" x 11' 1" (2.86m x 3.39m)

Property

Brantons Independent Estate Agents are delighted to present for sale this semi-detached family home situated along a highly regarded residential road within Totton. The ground floor layout is comprised of a lounge with bay window and feature fireplace, open-plan dining area, kitchen, and a bathroom.

The first floor accommodation consists of three bedrooms with both bedroom one and two being generous double rooms. The front of the property provides ample driveway parking and at the rear is a sizable enclosed garden which is mainly laid to lawn with a patio seating area. Rarely do properties in this location remain on the market for long and Brantons expect this to be no exception. Early viewing comes highly recommended to avoid a later disappointment.

Features

- *No Forward Chain*
- Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge-Diner
- Kitchen-Breakfast Room
- Family Bathroom
- Ample Driveway Parking
- Sizable Rear Garden
- Close Proximity Of Local Schools
- Sought After Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant:** Lydlynch
- Junior:** Abbotswood
- Senior:** Testwood

Distances

Motorway: 1.7 miles

Southampton Airport: 9.0 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 1.8 miles

Train Stations **Ashurst:** 4.5 miles

Totton: 1.1 miles

Directions

- 1) From our office head West on Water Lane for approximately 0.4 miles.
- 2) Take the third right onto Hammonds Lane.

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 listed for sale, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for 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.

