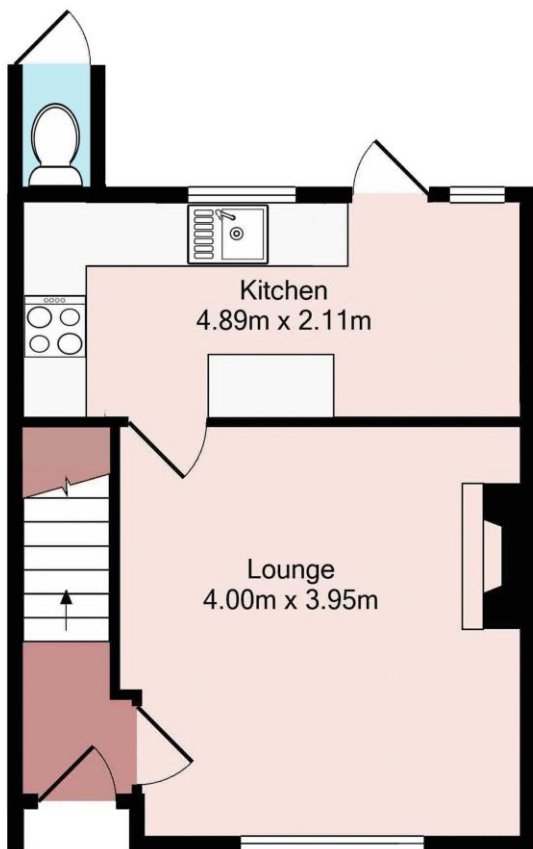


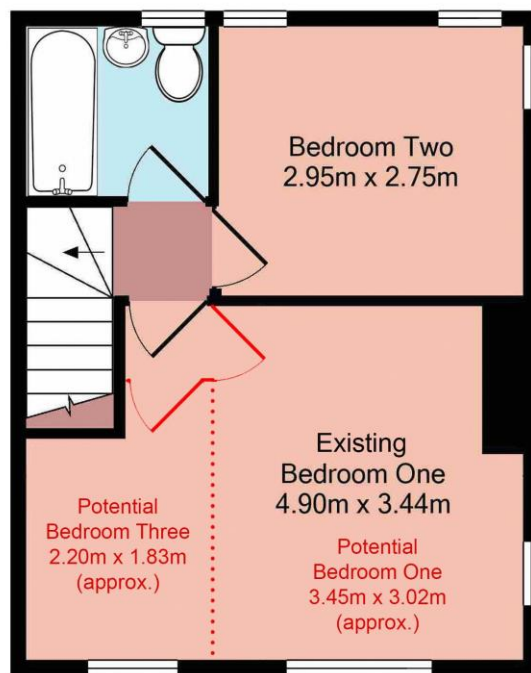


Totton
£289,950

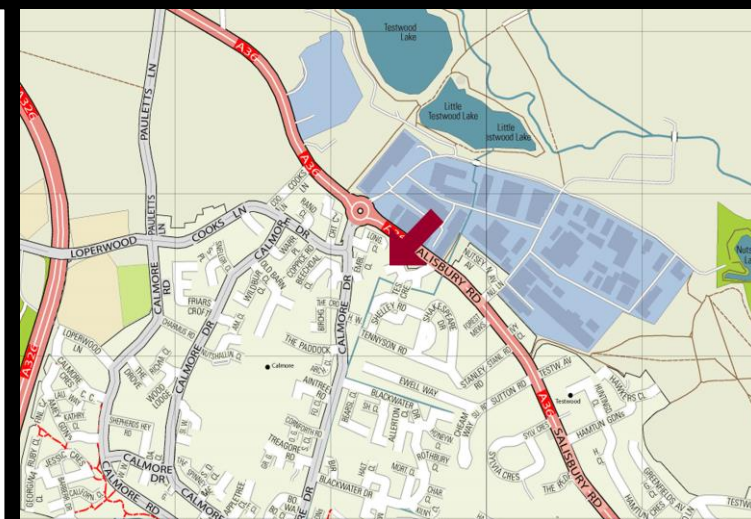
brantons



Ground Floor



1st Floor



Accommodation

- Lounge** 13' 1" x 13' 0" (4.00m x 3.95m)
Kitchen 16' 1" x 6' 11" (4.89m x 2.11m)
Bedroom One 16' 1" x 11' 3" (4.90m x 3.44m)
Bedroom Two 9' 8" x 9' 0" (2.95m x 2.75m)
Bathroom 5' 7" x 5' 11" (1.69m x 1.81m)

Property

Brantons Independent Estate Agents are delighted to present for sale this well presented and traditionally built semi-detached house situated within a popular residential area of Totton. The ground floor accommodation is comprised of a spacious lounge, and modern kitchen with integral appliances. The first floor layout consists of two double bedrooms with the master being a particularly generous size, there is also a contemporary bathroom. There is also the scope to divide the master bedroom into two separate rooms to create a three bedroom property. This conversion has been done many times with other similar houses on the development (please see the floor plan/ contact the office for further information). Additional features of the property include off road parking and a rear garden that is larger than average for a property of this nature. The garden is mainly laid to lawn with patio seating area and a large timber workshop. Brantons suggest that an early viewing will be necessary to fully appreciate the location and opportunity on offer.

Features

- Semi Detached Family Home
- Two Double Bedrooms
- Lounge
- Kitchen Installed 2022
- Modern Bathroom
- Off Road Parking
- Larger Than Average Rear Garden
- Sizable Timber Workshop Built 2023
- Ideal First Purchase Or Buy-To-Let Investment
- Close Proximity To Amenities & Transport Links

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Freehold
School Catchments
 Infant: Oakfield
 Junior: Oakfield
 Senior: Testwood

Distances

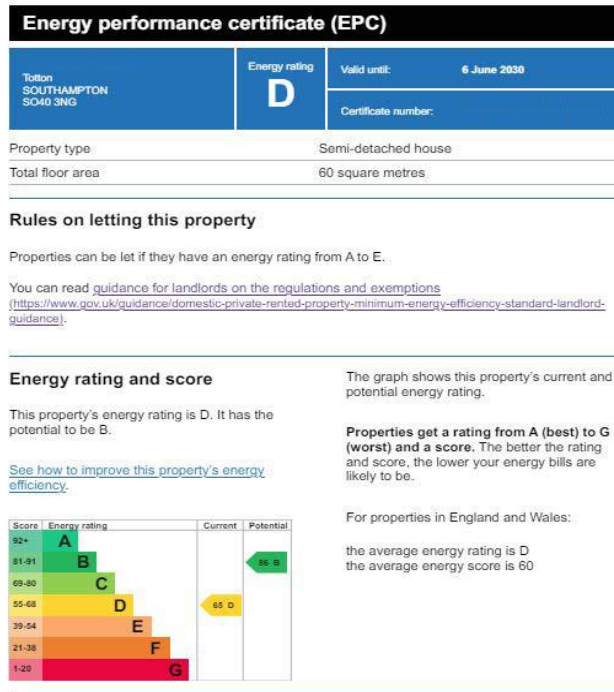
Motorway: 1.7 miles
Southampton Airport: 9.6 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 0.9 miles
Train Stations
 Ashurst: 6.1 miles
 Totton: 1.6 miles

Directions

- 1) Head northwest on Salisbury Rd/A36 for approximately 1.2 miles.
- 2) Turn left into Testwood Crescent

Energy Performance

6/18/24, 12:42 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



<https://find-energy-certificate.service.gov.uk/energy-certificate/>

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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.

