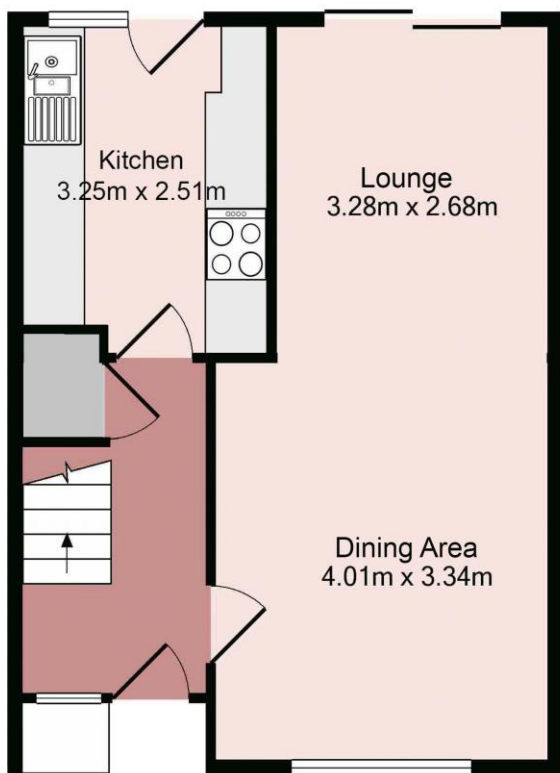


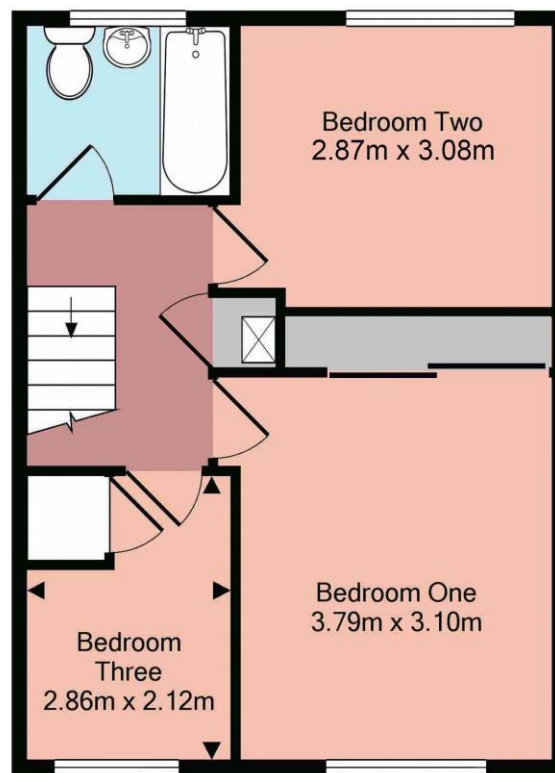


Calmore
£285,000

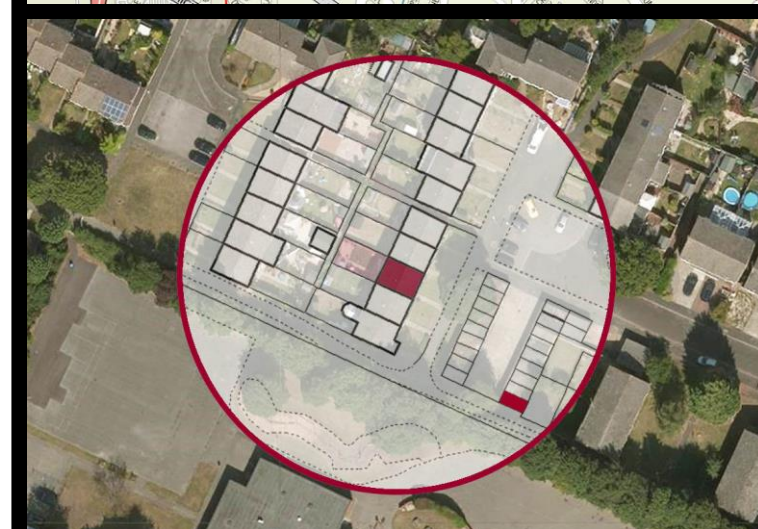
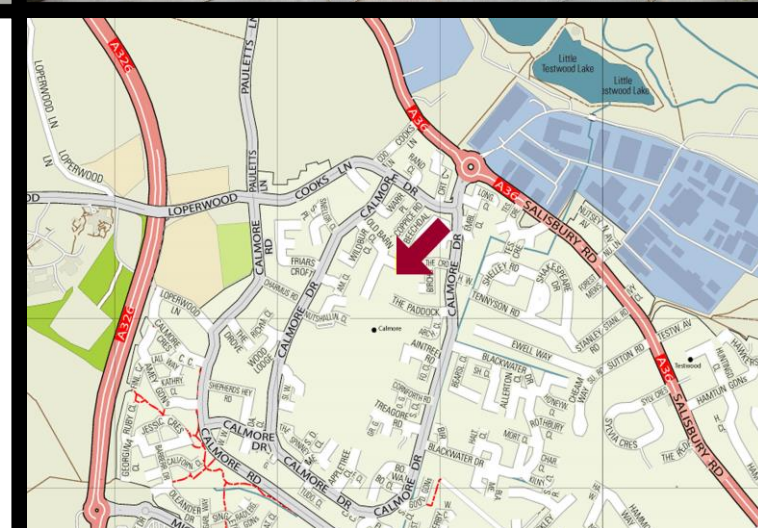
brantons



Ground Floor



1st Floor



Accommodation

- Lounge** 10' 9" x 8' 10" (3.28m x 2.68m)
Dining Area 13' 2" x 10' 11" (4.01m x 3.34m)
Kitchen 10' 8" x 8' 3" (3.25m x 2.51m)
Bedroom One 12' 5" x 10' 2" (3.79m x 3.10m) Plus Wardrobes
Bedroom Two 9' 5" x 10' 1" (2.87m x 3.08m)
Bedroom Three 9' 5" x 6' 11" (2.86m x 2.12m)
Bathroom 6' 11" x 5' 6" (2.12m x 1.67m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this spacious mid-terrace family home situated within the ever popular residential area of Calmore.

The ground floor layout is comprised of a lounge with sliding patio door, dining area and a modern refitted kitchen. The first floor accommodation consists of three bedrooms and a contemporary refitted family sized bathroom. At the rear is an enclosed garden that is mainly laid to lawn with patio and decked seating areas. In our opinion this property would ideally suit to a first time buyer or 'Buy-To-Let' investor.

Additional benefits include gas central heating, UPVC double glazing, and a garage in a nearby block. Brantons are sure an early viewing will be necessary to avoid any later disappointment.

Features

- Spacious Mid Terrace Family Home
- Three Bedrooms
- Sizable Lounge-Diner
- Modern Kitchen
- Contemporary Family Sized Bathroom
- UPVC Double Glazing & Gas Central HEating
- Enclosed Rear Garden
- Garage in Nearby Block
- Ideal First Purchase or Rental Investment
- Popular Residential Location

Information

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

Distances

Motorway: 1.7 miles
Southampton Airport: 10.2 miles
Southampton City Centre: 5.8 miles
New Forest Park Boundary: 0.8 miles
Train Stations
 Ashurst: 5.0 miles
 Totton: 2.0 miles

Directions

- 1) From our office travel North West on Salisbury Road/A36 for approximately one mile.
- 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive.
- 3) Take the third right onto The Paddock.
- 4) Head to the end of the road where you will find Benbow Gardens and the house in front of you.

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 the UK, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)).

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>

EPC PENDING



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.

