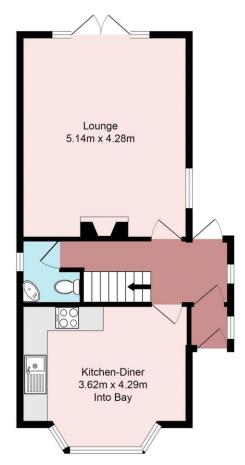


Old Redbridge £335,000

## brantons









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(8) (8) (8) (8)

Ground Floor 45.9 sq.m. approx. 1st Floor 43.0 sq.m. approx.

Accommodation			Directions	
Lounge 14' 1" x 16' 10" (4.28m x 5.14m) Kitchen-Diner 14' 1" x 11' 11" (4.29m x 3.62m) Into Bay Downstairs W.C 5' 5" x 5' 1" (1.65m x 1.56m) Bedroom One 10' 6" x 14' 1" (3.21m x 4.30m) Into Bay Bedroom Two 8' 10" x 12' 2" (2.68m x 3.70m) Plus Wardrobes Bedroom Three 10' 11" x 7' 8" (3.33m x 2.34m) Bathroom 7' 2" x 5' 4" (2.18m x 1.62m)			1) From our office head South on Salisbury Road A/36. 2) At the round-a-bout take the 2nd exit onto Commercial Road A/36. 3) Join Redbridge causeway A/35. Take the slip road sign posted M271.4) At the roundabout take the first left onto Gover Road. 5) Take the first left onto Westover Road and follow the road round. 6) At the junction with Old Redbridge Road turn left and continue on under the bridge for approximately 300 meters. 7) You will find the property on the left hand side	
Property			Energy Performance	
Brantons Independent Estate Agents are delighted to offer for sale this detached family home situated within the convenient residential area of Old Redbridge. The ground floor layout is comprised of a lounge with French doors and exposed brickwork feature fireplace, modern kitchen-dining area with bay window and from the hallway a W.C. The first floor accommodation consists of three bedrooms with bedrooms one and two being generous			Energy performance certificate (EPC) - Find an energy certificate - GOVUIK Energy performance certificate (EPC)	
double rooms. From the landing is a contemporary family bathroom. The front of the property provides ample driveway parking and at the rear of the property is a private low maintenance rear garden with patio seating area. The location on offer provides excellent access to transport links including a mainline train station and motorway. No forward chain is offered and Brantons suggest an early viewing to avoid any later disappointment.				Energy rating
Features			Valid until	.01.
<ul> <li>*NO FORWARD CHAIN</li> </ul>	*	<ul> <li>Downstairs W.C</li> </ul>	Property type	$\mathbf{N}$
<ul> <li>Detached Family Home</li> </ul>		Family Bathroom	Total floor area	N
Three Bedrooms		<ul> <li>Ample Driveway Parking</li> </ul>		
Spacious Lounge With French Doors		Low Maintenance Rear Garden	Rules on letting this property	
<ul> <li>Kitchen-Diner With Bay \</li> </ul>	Window	<ul> <li>Useful Brick-Built Outbuilding</li> </ul>	Properties can be replect if they have a monergy rating from A to	E. tion has been registered. You can read <u>guidance for landlords</u> omstite-ortvate-rented-property-minimum-energy-efficiency-
Information		Distances	on the regulation, and <u>examptions</u> (https://www.gov.uk/guidance/destandard in <u>corre-operate</u> ).	omeatic-private-rented-property-minimum-energy-efficiency_
Local Authority: Southampton City Council		Motorway: 0.3 miles	Energy icless rating for this property	
Council Tax Band: C		Southampton Airport: 7.7 miles	See how to improve this property's energy performance.	
Tenure Type: Freehold		Southampton City Centre: 3.3 miles		
School Catchments Infan	t: Redbridge	New Forest Park Boundary: 2.4 miles		
	r: Tanners Brook	Train Stations Redbridge: 0.2 miles		
Senic	or: Redbridge	Totton: 1.0 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

## 🛆 The Property 🛛 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.

