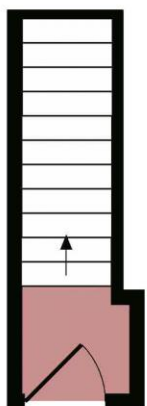
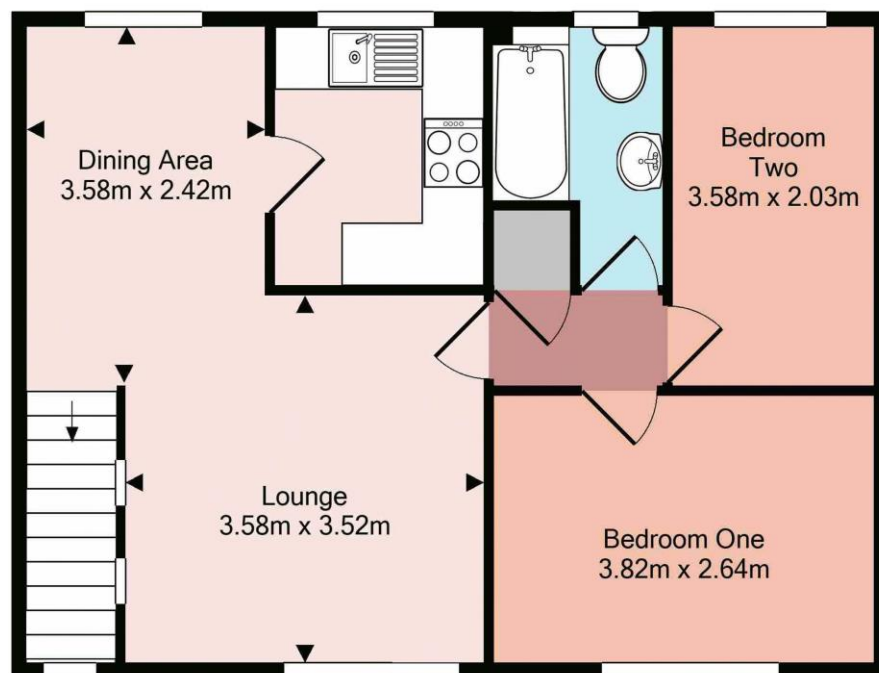




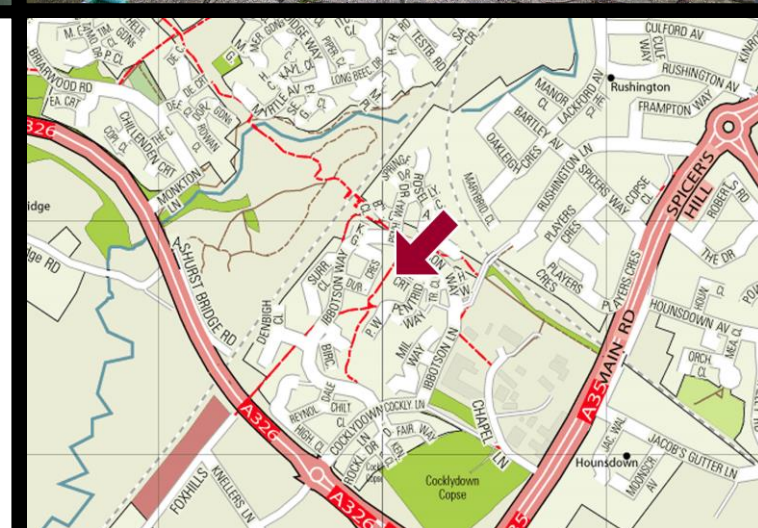
Ashurst Bridge
£230,000

brantons



Entrance Floor

1st Floor



Accommodation

- Lounge** 11' 9" x 11' 7" (3.58m x 3.52m)
Dining Area 11' 9" x 7' 11" (3.58m x 2.42m)
Kitchen 8' 7" x 6' 10" (2.62m x 2.09m)
Bedroom One 8' 8" x 12' 6" (2.64m x 3.82m)
Bedroom Two 11' 9" x 6' 8" (3.58m x 2.03m)
Bathroom 8' 7" x 5' 6" (2.61m x 1.68m)

Property

Situated in the requested residential area of Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer for sale this modern first floor maisonette. The spacious accommodation is comprised of two bedrooms, lounge and open-plan dining area, modern kitchen and a bathroom.

Additional benefits of the property include allocated car parking and an enclosed low maintenance garden with storage shed and decked seating area. In our opinion this property is presented to a high standard decorative order throughout and would make an ideal first purchase or rental investment. Brantons strongly advise that an early viewing will be essential to fully appreciate the location and generous accommodation available.

Features

- Modern First Floor Maisonette
- Two Bedrooms
- Lounge & Dining Area
- Modern Kitchen
- Bathroom
- Allocated Parking
- Private Low Maintenance Rear Garden
- High Standard of Decorative Order Throughout
- Ideal First Purchase or Rental Investment
- Highly Regarded Residential Location

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments
Infant: Foxhills
Junior: Foxhills
Senior: Hounslowdown

Distances

Motorway: 2.5 miles
Southampton Airport: 9.8 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 0.8 miles
Train Stations
Ashurst: 2.2 miles
Totton: 2.0 miles

Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout continue straight across. Take the first left onto Rushington Lane. Follow the road until it becomes Ibbotson Way. Take the first left onto Pentridge Way. Turn right into Eldene Court

Energy Performance

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 7	Energy rating C	Valid until: 30 January 2032 Certificate number:
Property type	Top-floor maisonette	
Total floor area	54 square metres	

Rules on letting this property

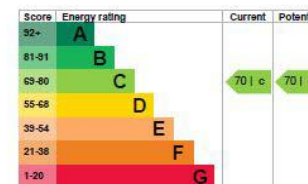
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

www.brantons.co.uk

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