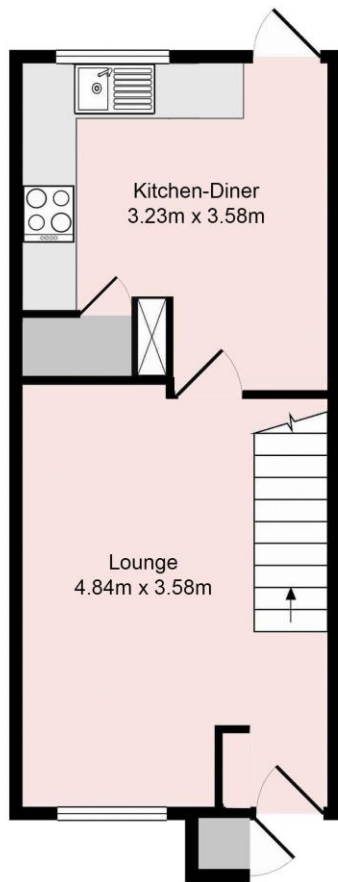


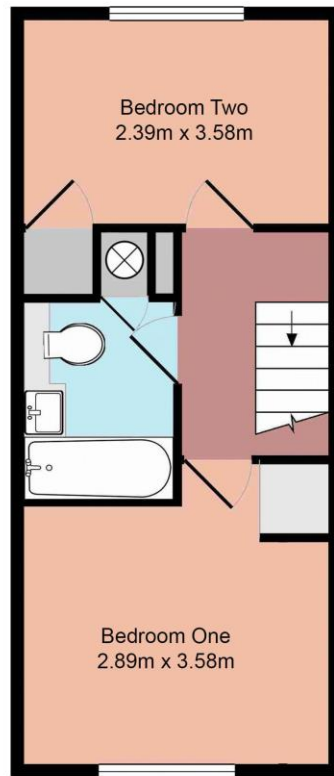


West Totton  
£265,000

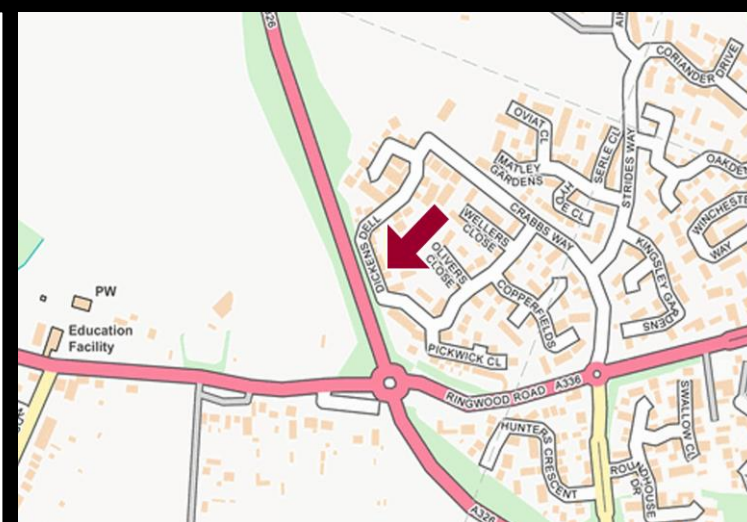
brantons



GROUND FLOOR



1ST FLOOR



## Accommodation

**Lounge** 15' 11" x 11' 9" (4.84m x 3.58m)

**Kitchen-Diner** 10' 7" x 11' 9" (3.23m x 3.58m) Maximum

**Bedroom One** 9' 6" x 11' 9" (2.89m x 3.58m)

**Bedroom Two** 7' 10" x 11' 9" (2.39m x 3.58m)

**Bathroom** 6' 9" x 5' 7" (2.06m x 1.69m)

**Garage** 17' 4" x 8' 2" (5.29m x 2.48m)

## Property

Brantons Independent are pleased to present an opportunity to purchase this semi-detached house situated within the highly regarded residential area of West Totton. The ground floor accommodation is comprised of a spacious lounge and kitchen-diner with large storage larder. Upstairs consists of two double bedrooms and a bathroom.

A particular feature of the property is its longer than average driveway that leads to a detached garage. At the rear there is an enclosed private garden that is mainly laid to lawn with a patio seating area. In our opinion the property would be ideally suited to a first time buyer, downsizer or buy to let investor. No forward chain is offered and Brantons suggest an early viewing will be necessary to avoid any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Semi Detached Family Home
- Two Bedrooms
- Spacious Lounge
- Kitchen-Diner
- Bathroom
- Ample Driveway Parking
- Detached Garage
- Ideal First Purchase or Rental Investment
- Highly Regarded Residential Area

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant:** Hazel Wood
- Junior:** Abbotswood
- Senior:** Hounslow / Testwood

## Distances

**Motorway:** 2.5 miles

**Southampton Airport:** 10.5 miles

**Southampton City Centre:** 6.4 miles

**New Forest Park Boundary:** 0.4 miles

**Train Stations** **Ashurst:** 3.0 miles

**Totton:** 1.8 miles

## Directions

- 1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road.
- 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout
- 3) Take the third exit onto Crabbs Way.
- 4) Take the first left onto Dickens Dell.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Totton  
SOUTHAMPTON

Energy rating

Valid until

Certificate number

**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 not a Private Residential Exemption (PRE), 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

**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>

[www.brantons.co.uk](http://www.brantons.co.uk)

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

t: 02380 875 020

e: [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk)



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.

