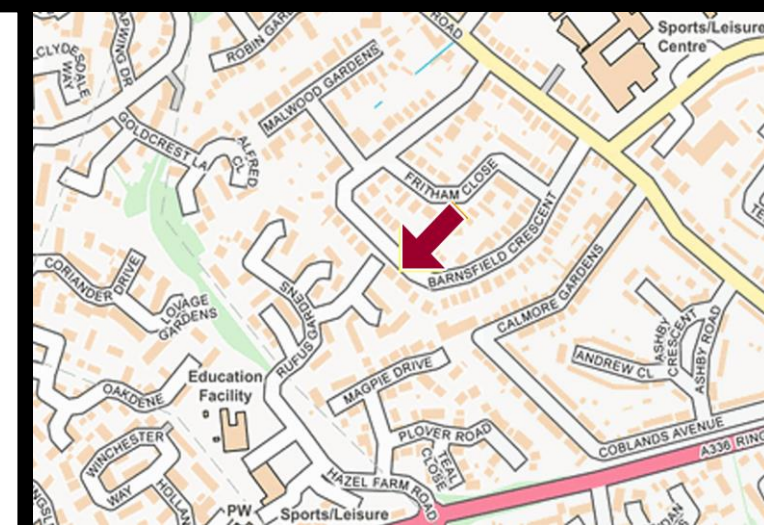




Totton
£345,000

brantons



Ground Floor
69.8 sq.m. approx.

Accommodation

Lounge-Diner 18' 1" x 10' 11" (5.50m x 3.33m)

Kitchen 10' 6" x 10' 5" (3.20m x 3.18m)

Conservatory 14' 2" x 9' 0" (4.33m x 2.75m)

Bedroom One 13' 3" x 9' 11" (4.05m x 3.02m)

Bedroom Two 10' 2" x 11' 6" (3.09m x 3.50m) Maximum

Bathroom 6' 4" x 5' 7" (1.92m x 1.70m)

Property

Brantons Independent Estate Agents are delighted to present for sale this charming semi-detached bungalow situated in a desirable residential development within Totton. The accommodation consists of two double bedrooms, sizable lounge-diner with sliding patio door, kitchen-diner, conservatory and from the hallway is a modern family bathroom.

The front of the property benefits from ample block paved driveway parking and at the rear is an enclosed garden with large timber storage shed. The garden is mainly laid to lawn with covered pergola seating area that enjoys a good degree of privacy with a Sunny Southerly aspect. To fully appreciate the location and surprisingly spacious accommodation on offer, an internal inspection is essential to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Charming Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge-Diner
- Kitchen-Diner
- Modern Bathroom
- Conservatory
- Block Paved Driveway Parking
- South-Westerly Facing Rear Garden
- Desirable Residential Area

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 2.0 miles
Southampton Airport: 10.6 miles
Southampton City Centre: 5.2 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 3.9 miles
Totton: 1.4 miles

Directions

1) From our office proceed west on Water Lane. 2) At the junction with Calmore Road turn right. 3) Take the second left into Barnsfield Crescent.

Energy Performance

7/10/24, 11:51 AM

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

Energy performance certificate (EPC)

TOTTON SO40 8	Energy rating D	Valid until: 24 January 2031
		Certificate number:

Property type Semi-detached bungalow

Total floor area 65 square metres

Rules on letting this property

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

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 rating and score

This property's energy rating is D. It has the potential to be B.

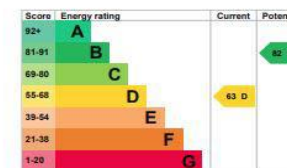
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



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

1/4

www.brantons.co.uk

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

t: 02380 875 020

e: 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.

