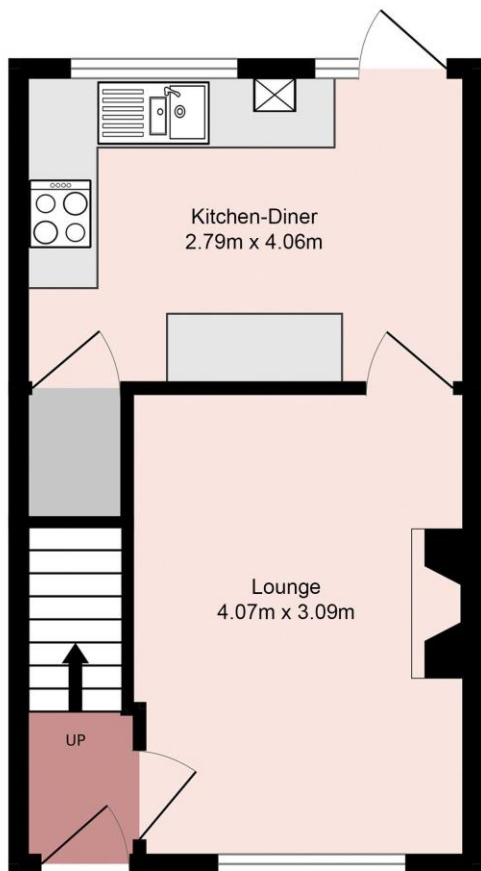


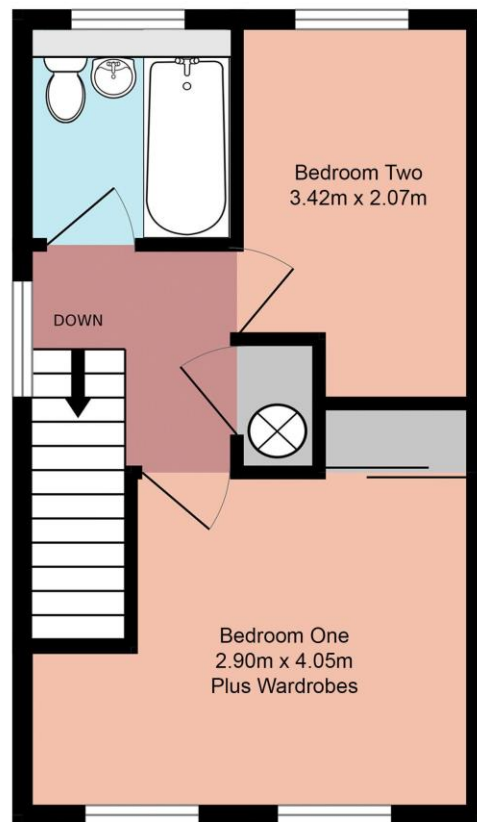


Ashurst Bridge
£300,000

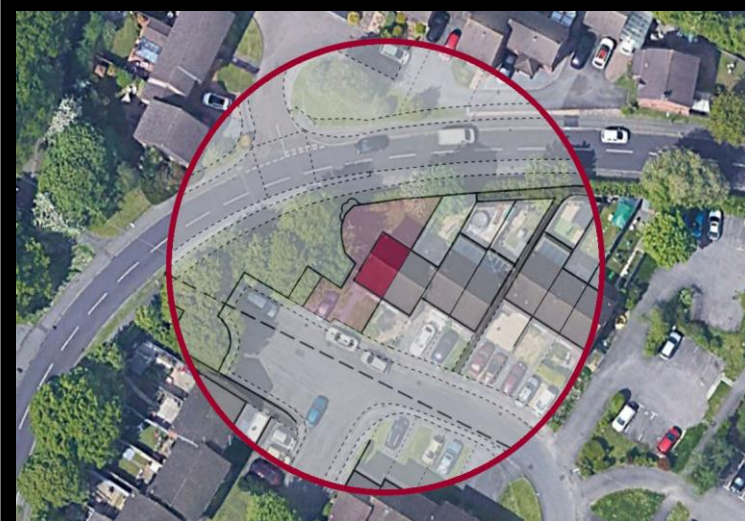
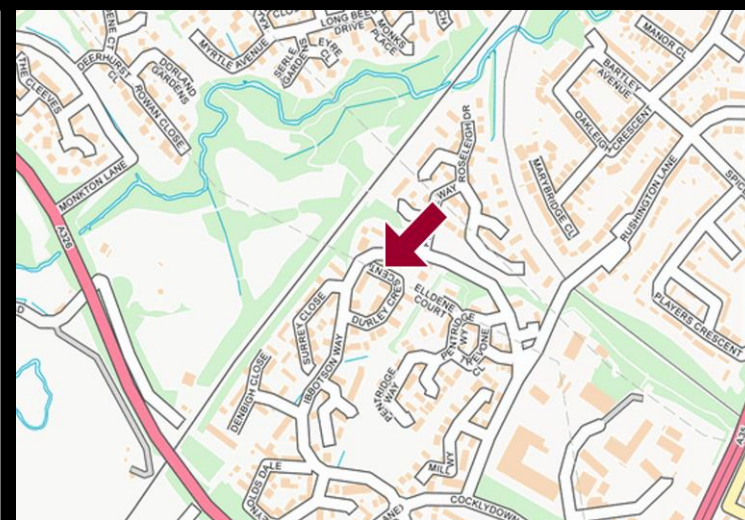
brantons



Ground Floor



1st Floor



Accommodation

- Lounge** 13' 4" x 10' 2" (4.07m x 3.09m)
Kitchen-Diner 9' 2" x 13' 4" (2.79m x 4.06m)
Bedroom One 9' 6" x 13' 3" (2.90m x 4.05m)
Bedroom Two 11' 3" x 6' 9" (3.42m x 2.07m)
Bathroom 6' 3" x 6' 2" (1.90m x 1.89m)

Property

An opportunity arises to acquire this beautifully presented end of terrace home situated in a cul-de-sac settling within the popular residential area of Ashurst Bridge. The ground floor layout is comprised of a lounge and modern kitchen-diner. The first floor consists of two bedrooms with the master benefiting from fitted wardrobes and from the landing is a contemporary bathroom.

Additional benefits of the property include recently laid block paved parking for two vehicles and a further allocated space, and a larger than average rear garden with gated side access and a recently constructed timber cabin. This property would be ideally suited to a first time buyer or someone downsizing. Brantons are sure that an early viewing will be essential to fully appreciate the location and accommodation on offer.

Features

- Modern End Of Terrace Home
- Two Bedrooms
- Lounge
- Modern Kitchen
- Dining Area
- Contemporary Bathroom
- Block Paved Driveway Parking
- Timber Garden Cabin
- Private Rear Garden
- Quiet Cul-de-sac Location

Information

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

Distances

Motorway: 2.6 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: 0.7 miles
Train Stations
 Ashurst: 2.3 miles
 Totton: 2.0 miles

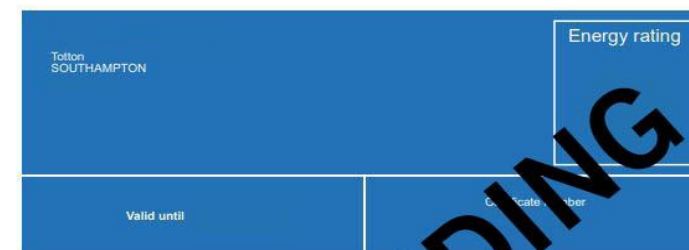
Directions

From our office head South on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take second right onto Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling East. Take first left onto Rushington Ave. Turn left onto Lackford Ave. Turn Left onto Bartley Ave. Turn left onto Rushington Lane and continue over the bridge. Turn right onto Ibbotson Way. Take the second left into Durley Crescent.

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 not a Private Rented Property, it can be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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

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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.

