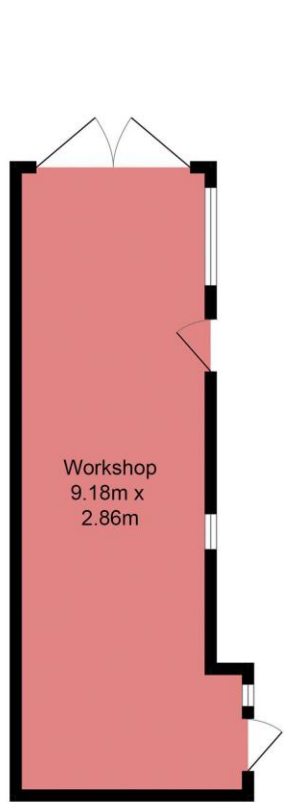


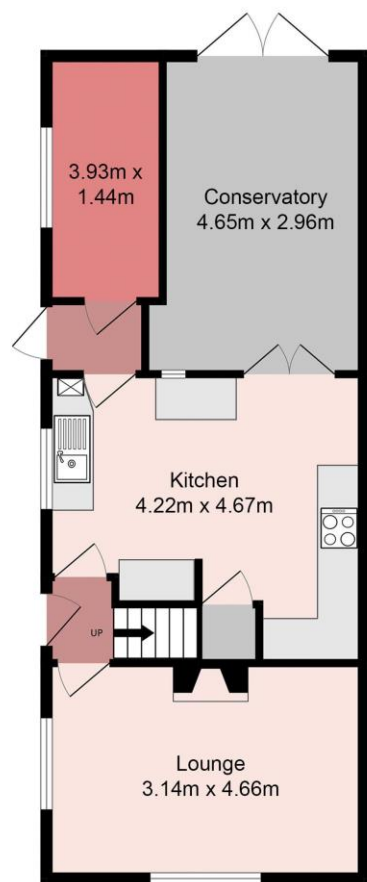


Totton
£329,950

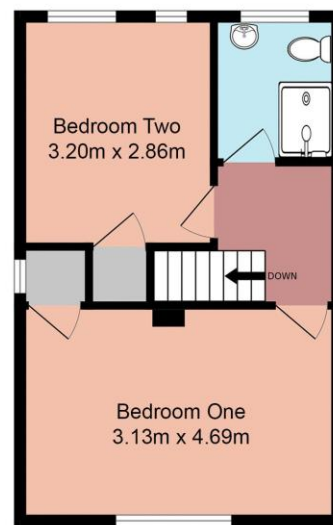
brantons



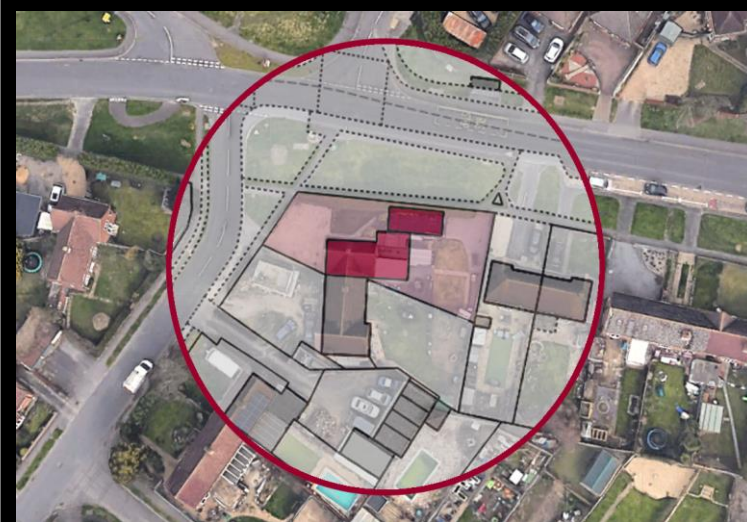
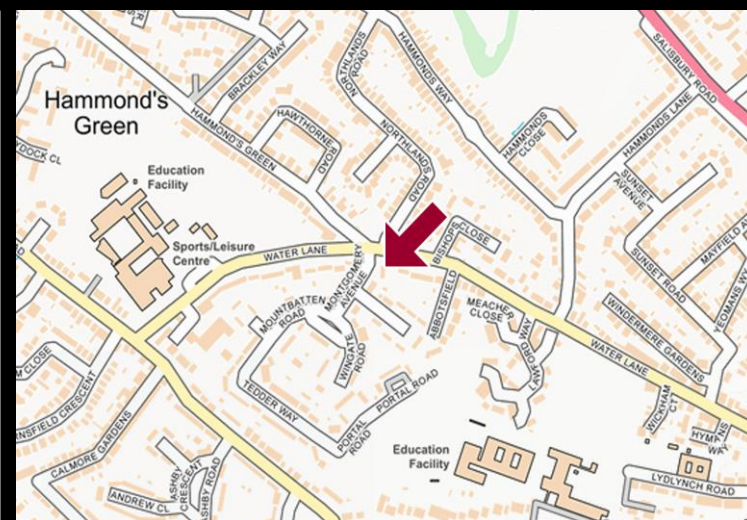
WORKSHOP
(position not relative to property)



GROUND FLOOR



FIRST FLOOR



Accommodation

Lounge 10' 4" x 15' 3" (3.14m x 4.66m)

Kitchen 13' 10" x 15' 4" (4.22m x 4.67m) Maximum

Conservatory 15' 3" x 9' 9" (4.65m x 2.96m)

Outbuilding 12' 11" x 4' 9" (3.93m x 1.44m)

Bedroom One 10' 3" x 15' 5" (3.13m x 4.69m)

Bedroom Two 10' 6" x 9' 5" (3.20m x 2.86m)

Shower Room 6' 11" x 5' 9" (2.12m x 1.74m)

Workshop 30' 1" x 9' 5" (9.18m x 2.86m)

Property

Situated on an generous and enviable corner plot within a convenient residential location in central Totton, Brantons are delighted to offer for sale this traditionally built semi-detached home. The ground floor layout is comprised of a lounge with feature fireplace and dual aspect windows, a spacious kitchen, large conservatory and a brick built outbuilding.

The first floor accommodation consists of two double bedrooms which both benefit from the use of built in storage, and the master is a particularly generous size. From the landing there is a modern shower room. The front of the property provides driveway parking for several vehicles and at the rear is a sizable enclosed garden which is mainly laid to lawn with decked seating area and gated access. There is also a large workshop measuring approximately 30ft in length. Agents Notes: The size and shape of the plot may allow the existing property to be extended and re-modelled subject to the relevant local authority consents.

Features

- End of Terrace Home
- Two Double Bedrooms
- Lounge with Feature Fireplace & Dual Aspect Windows
- Spacious Kitchen
- Conservatory
- Brick Built Outbuilding
- Modern Shower Room
- Driveway Parking Several Vehicles
- Large Rear Garden With Double Gated Rear Access
- Convenient Residential Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 1.3 miles
Southampton Airport: 10.9 miles
Southampton City Centre: 4.5 miles
New Forest Park Boundary: 4.6 miles
Train Stations
Ashurst: 4.1 miles
Totton: 0.7 miles

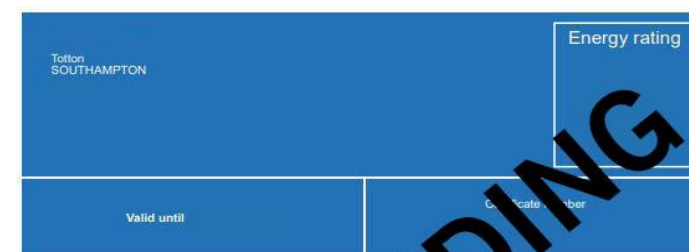
Directions

1) From our office travel West on Water Lane and continue for appcomiately 0.9km where the property will be found on the left hand side.

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 rented for long periods, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for minimum energy efficiency](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). (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>



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.

