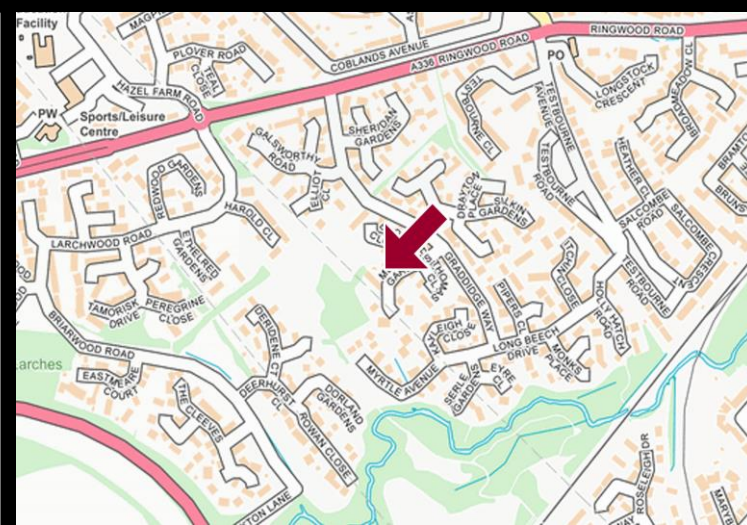
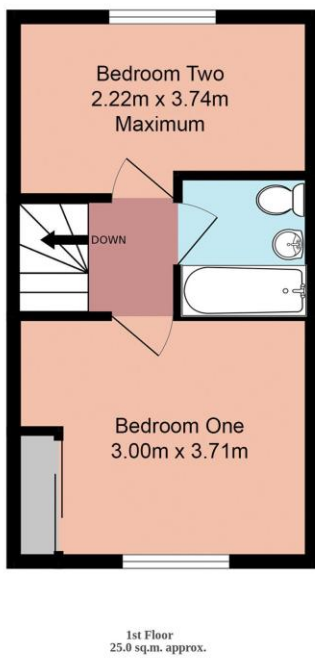
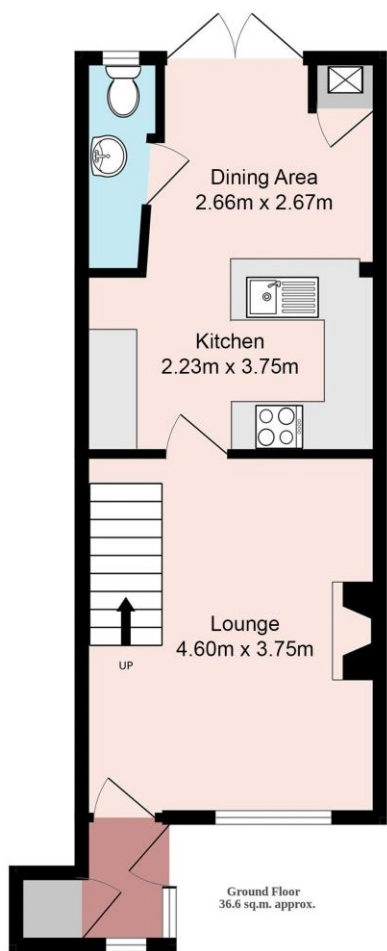




West Totton
£250,000

brantons



Accommodation

- Lounge** 15' 1" x 12' 4" (4.60m x 3.75m)
Kitchen 7' 4" x 12' 4" (2.23m x 3.75m)
Dining Area 8' 9" x 8' 9" (2.66m x 2.67m)
W.C 8' 11" x 2' 8" (2.71m x 0.82m)
Bedroom One 9' 10" x 12' 2" (3.00m x 3.71m)
Bedroom Two 7' 3" x 12' 3" (2.22m x 3.74m) Maximum
Bathroom 5' 9" x 5' 5" (1.76m x 1.66m)

Property

Situated in a quiet cul-de-sac location within the highly regarded residential area of West Totton, an opportunity arises to purchase this extended mid-terrace house. The ground floor layout consists of a spacious lounge, kitchen and an open-plan dining area with French doors. There is also a separate W.C.

The first floor accommodation is comprised of two bedrooms with the master featuring a fitted wardrobe. From the landing there is a modern refitted bathroom. Additional features of the property include residents car parking and a low maintenance South Westerly facing garden with composite storage shed and gated rear access. No forward chain is offered and an early internal inspection comes highly recommended to fully appreciate the location and accommodation on offer.

Features

- *NO FORWARD CHAIN*
- Mid-Terrace Home
- Spacious Lounge
- Open-Plan Kitchen
- Dining Area With French Doors
- Downstairs W.C
- Modern Refitted Bathroom
- South Westerly Facing Garden With Rear Access
- Residents Car Parking
- Quiet Cul-de-sac Location

Information

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

Distances

Motorway: 2.0 miles
Southampton Airport: 11.0 miles
Southampton City Centre: 5.3 miles
New Forest Park Boundary: 0.9 miles
Train Stations
 Ashurst: 3.5 miles
 Totton: 1.4 miles

Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the second right into Meredith Gardens.

Energy Performance

7/24/24, 2:39 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|---|---------------------------|------------------------------|
| Meredith Gardens Totton SOUTHAMPTON SO40 8 | Energy rating C | Valid until: 6 April 2032 |
| | | Certificate number: |

Property type: End-terrace house
Total floor area: 64 square metres

Rules on letting this property

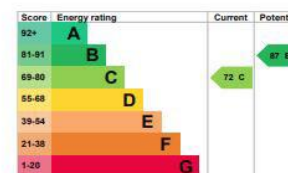
Properties can be let if they have an energy rating from A to E.

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 C. 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

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