

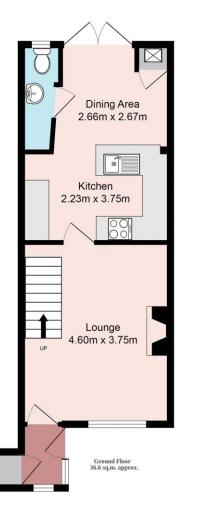
West Totton £250,000

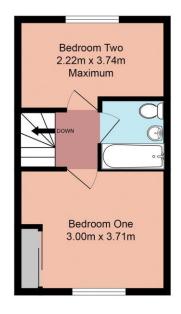
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1st Floor 25.0 sq.m. approx.



Accommodation		Directions	
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)		the roundabout take the third A336. 3) Continue straight ac	_
Property		Energy Performance	
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.		Energy performance certificate Meredith Gardens Schor Schor Property type Total floor area Properties can be let if they have an energy rating f You can read guidance for landlords on the regulatil (https://www.gov.uk/guidance/domestic-privale-rented-pr	Valid until: 6 April 2032 Certificate number: End-terrace house 64 square metres from A to E. ions and exemptions
Features		guidance).	
 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 	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
Information	Distances	66-80 C 72 C 56-68 D 39-64 E	
Local Authority: New Forest District Council Council Tax Band: B Tenure Type: Freehold School Catchments Infant: Hazel Wood Junior: Foxhills Senior: Hounsdown	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	2138 F 128 G	
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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 if for you, especially if you are contemplating travelling some distance to view the property. These approximate detances 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 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 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



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