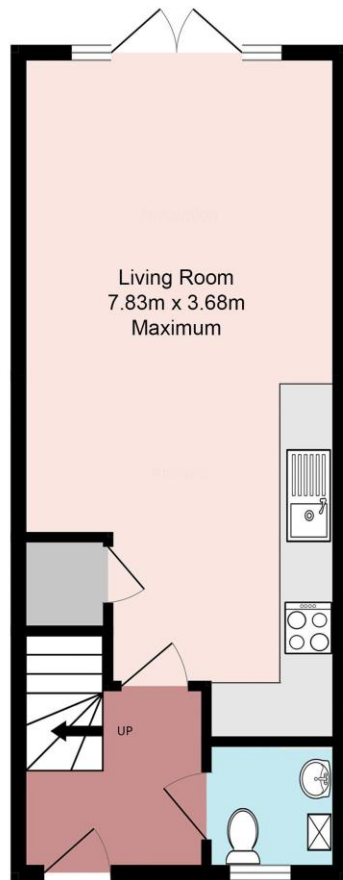
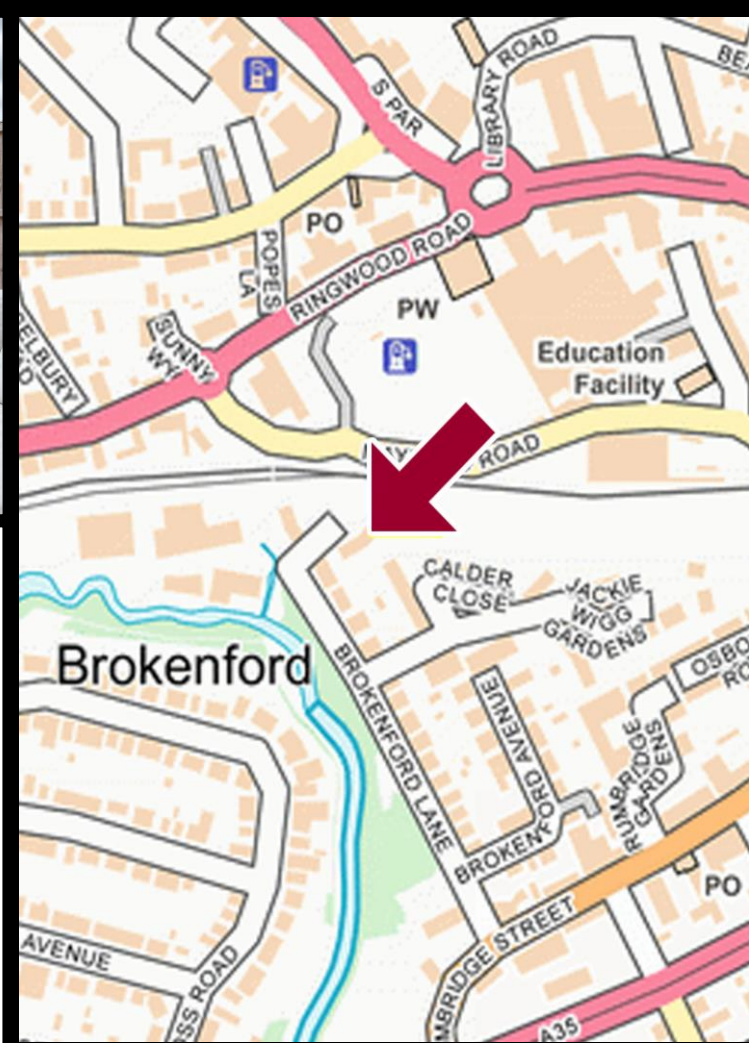


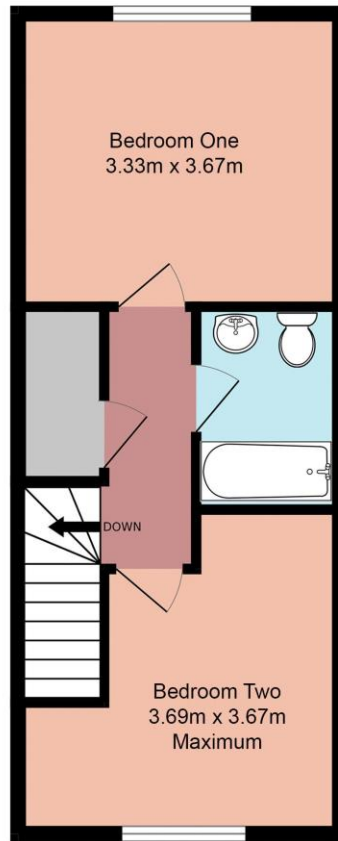


Totton
£275,000

brantons



Ground Floor
34.4 sq.m. approx.



1st Floor
34.4 sq.m. approx.



Accommodation

Living Room 25' 8" x 12' 1" (7.83m x 3.68m) Maximum

Downstairs W.C 4' 10" x 5' 0" (1.47m x 1.53m)

Bedroom One 10' 11" x 12' 0" (3.33m x 3.67m)

Bedroom Two 12' 1" x 12' 0" (3.69m x 3.67m)

Bathroom 7' 7" x 5' 5" (2.31m x 1.64m)

Property

Constructed circa 2021 and situated in a convenient location within Totton, Brantons are delighted to offer for sale this modern terraced home. The ground floor layout consists of a large open-plan living room with French doors to the rear and contemporary kitchen with fitted appliances and storage cupboard. From the hallway there is also a W.C.

The first floor accommodation is comprised of two double bedrooms and a modern family bathroom. To the front of the property is allocated parking and to the rear is a private enclosed garden that is laid to lawn with patio seating area and gated rear access. The location on offer proximity to local amenities, shops and transport links. This property benefits from the remainder of a 10 year NHBC guarantee and Brantons advise that viewing is essential to fully appreciate the location and surprisingly spacious accommodation on offer.

Features

- Modern Terraced Home Constructed 2021
- Two Double Bedrooms
- Large Open-Plan Living Room
- Modern Kitchen-Diner
- Downstairs W.C
- Contemporary Family Bathroom
- Allocated Parking
- Rear Garden With Patio Seating Area
- Remainder of 10 Year NHBC Guarantee
- Convenient Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Eling
- Junior: Foxhills
- Senior: Hounslow

Distances

Motorway: 1.2 miles

Southampton Airport: 8.5 miles

Southampton City Centre: 4.4 miles

New Forest Park Boundary: 1.6 miles

Train Stations Ashurst: 3.1 miles

Totton: 0.5 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing through the train gates. 5) Turn right onto Rumbidge St. 6) Take the third right onto Brokenford Lane. 7) Turn right into Beckley Walk.

Energy Performance

7/24/24, 5:19 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Beckley Walk Totton SOUTHAMPTON SO40 9L	Energy rating B	Valid until: 22 November 2030 Certificate number:
Property type	Mid-terrace house	
Total floor area	68 square metres	

Rules on letting this property

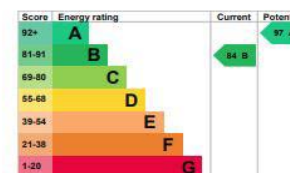
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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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