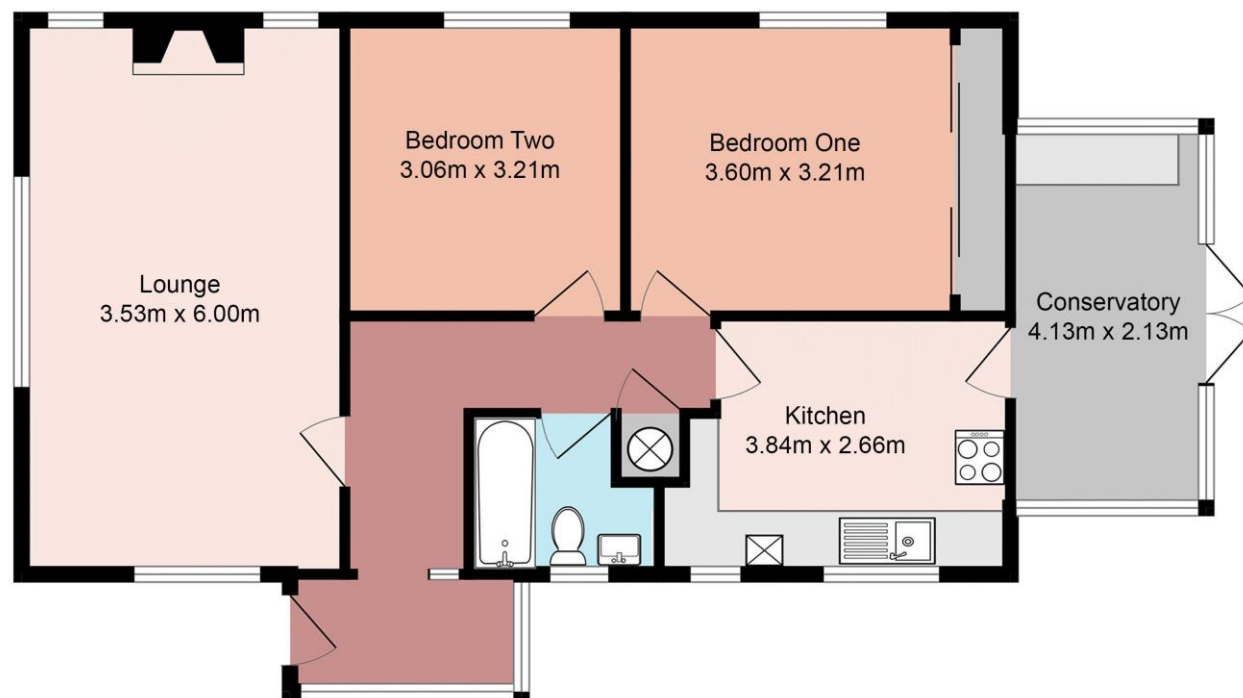


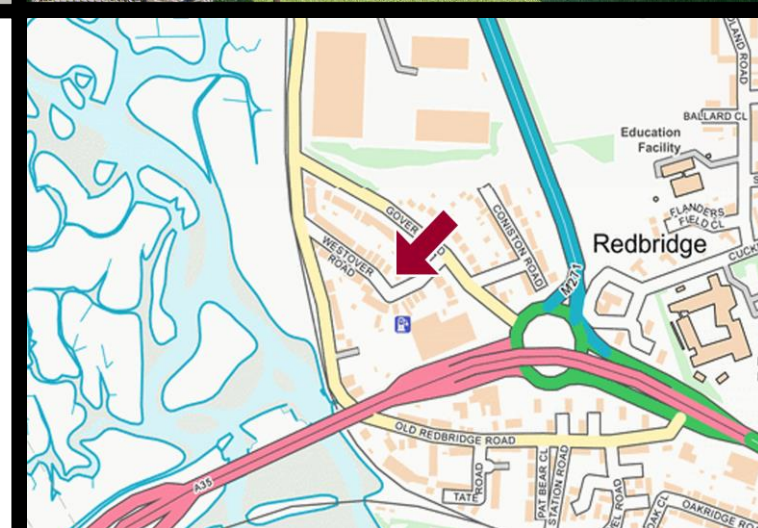


Redbridge
£349,950

brantons



Ground Floor
76.3 sq.m. approx.



Accommodation

Porch 8' 3" x 4' 2" (2.52m x 1.28m)	Garage 20' 1" x 8' 1" (6.11m x 2.46m)
Lounge 11' 7" x 19' 8" (3.53m x 6.00m)	
Bedroom Two 10' 0" x 10' 6" (3.06m x 3.21m)	
Bedroom One 11' 10" x 10' 6" (3.60m x 3.21m) Plus Wardrobes	
Conservatory 13' 7" x 7' 0" (4.13m x 2.13m)	
Kitchen 12' 7" x 8' 9" (3.84m x 2.66m)	
Bathroom 6' 8" x 5' 5" (2.02m x 1.65m)	

Property

Brantons Independent Estate Agents are delighted to present to the market this beautifully presented and charming detached bungalow situated in the ever popular residential area of Redbridge.

The accommodation consists of two double bedrooms with the master benefiting from the use of built in wardrobes. There is a spacious lounge with treble aspect windows and feature fireplace, modern kitchen, contemporary bathroom, and a conservatory with French patio doors.

The front of the property provides driveway parking that leads to a detached garage and at the rear is a sunny, low maintenance garden which is laid to patio, artificial turf, and stone aggregate. Brantons advise that an early viewing is necessary to avoid any later disappointment.

Features

- Charming Detached Bungalow
- Entrance Porch
- Two Double Bedrooms
- Spacious Lounge With Treble Aspect Windows
- Modern Kitchen
- Conservatory
- Contemporary Bathroom
- Low Maintenance Rear Garden
- Driveway Parking & Detached Garage
- Popular Residential Location

Information

Local Authority: Southampton City Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Redbridge
- Junior: Redbridge
- Senior: Redbridge

Distances

Motorway: 0.1 miles

Southampton Airport: 7.3 miles

Southampton City Centre: 3.3 miles

New Forest Park Boundary: 2.6 miles

Train Stations Ashurst: 3.4 miles

Totton: 0.8 miles

Directions

- 1) Head east on Salisbury Road/A36 toward Library Road.
- 2) Take the ramp onto Redbridge Flyover/A35.
- 3) Take the M271 ramp.
- 4) At the roundabout, take the first exit onto Gover Road.
- 5) Turn left onto Westover Road.

Energy Performance

7/23/24, 12:00 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6 WESTOVER ROAD SOUTHAMPTON SO18 9*	Energy rating D	Valid until: 24 January 2031
Certificate number:		

Property type: Detached bungalow
Total floor area: 74 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 D. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate>

1/4



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.

