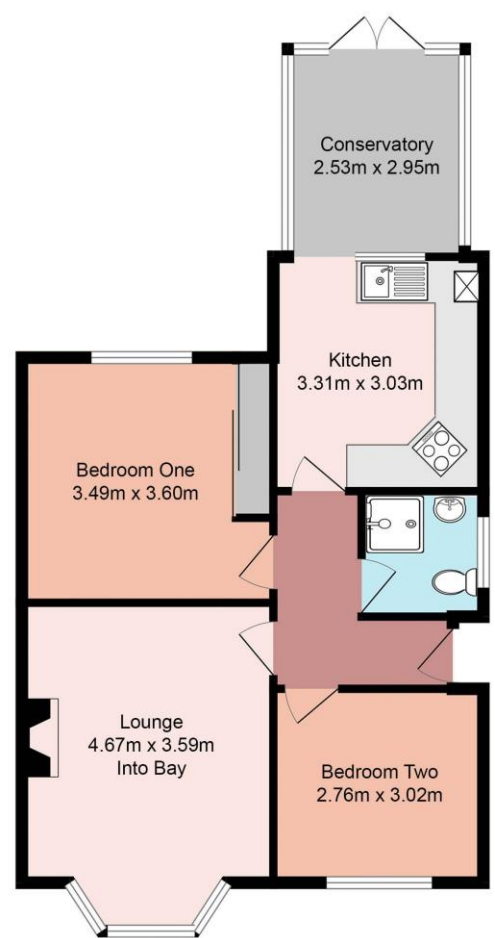




Eling  
£350,000

**brantons**



Ground Floor  
61.4 sq.m. approx.



## Accommodation

- Lounge** 15' 4" x 11' 9" (4.67m x 3.59m) Into Bay  
**Kitchen** 10' 10" x 9' 11" (3.31m x 3.03m)  
**Conservatory** 8' 4" x 9' 8" (2.53m x 2.95m)  
**Bedroom One** 11' 5" x 11' 10" (3.49m x 3.60m)  
**Bedroom Two** 9' 1" x 9' 11" (2.76m x 3.02m)  
**Shower Room** 5' 7" x 5' 7" (1.71m x 1.70m)

## Property

Brantons Independent Estate Agents are pleased to present for sale this charming detached bungalow situated in a within the highly regarded residential area of Eling. The surprisingly spacious accommodation is comprised of two double bedrooms, lounge with bay window, kitchen, UPVC conservatory, and a modern shower room.

Additional benefits of the property include gated driveway parking, and a private, enclosed rear garden with lawn, patio seating area and storage shed. The garden offers a good degree of privacy and seclusion and features a selection of established plants, bushes and shrubs. The location offers easy access to shops, transport links and including a mainline train station and other local amenities. No forward chain is offered and Brantons are sure that an early viewing will be a necessity to avoid the possibility of any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Charming Deatched Bungalow
- Two Double Dedrooms
- Spacious Lounge With Bay Window
- Kitchen With Fitted Oven, Hob & Extractor
- UPVC Conservatory With French Doors
- Modern Shower Room
- Gated Driveway Parking
- Private & Established Rear Garden
- Proximity To Local Amenities, Shops & Transport

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** D  
**Tenure Type:** Freehold  
**School Catchments**  
Infant: Eling  
Junior: Foxhills  
Senior: Hounslowdown

## Distances

**Motorway:** 1.6 miles  
**Southampton Airport:** 8.8 miles  
**Southampton City Centre:** 4.9 miles  
**New Forest Park Boundary:** 1.2 miles  
**Train Stations**  
Ashurst: 2.7 miles  
Totton: 1.1 miles

## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road/A336. At the next roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Continue to the end of the road until you reach Bartram Road.

## Energy Performance

### Energy performance certificate (EPC)

Address Totton SOUTHAMPTON SO40 6JH	Energy rating <b>D</b>	Valid until: 17 June 2034
Certificate number:		
Property type	Detached bungalow	
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 D. It has the potential to be C.

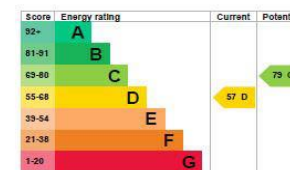
[See how to improve this property's energy efficiency.](#)

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



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.

