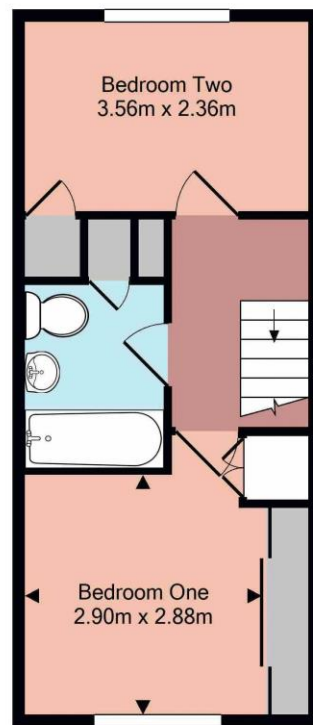
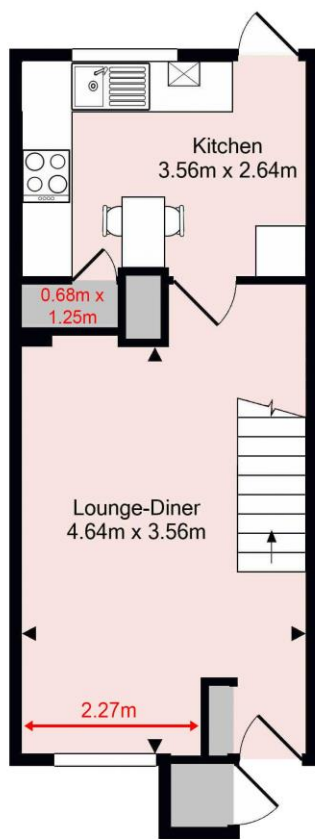




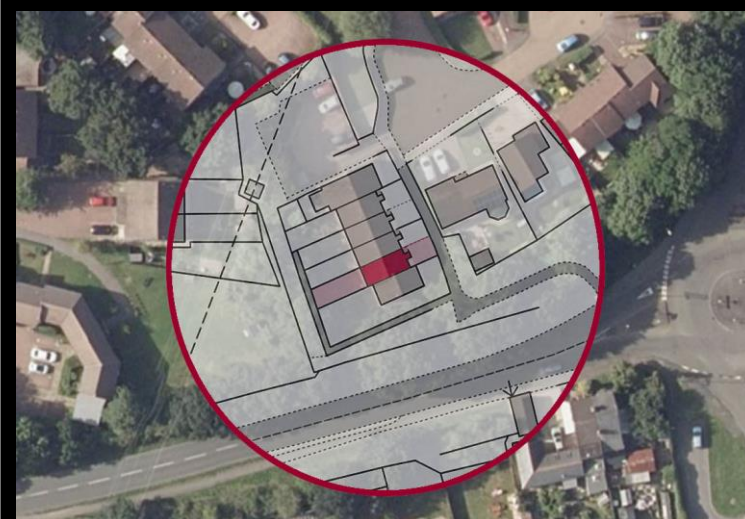
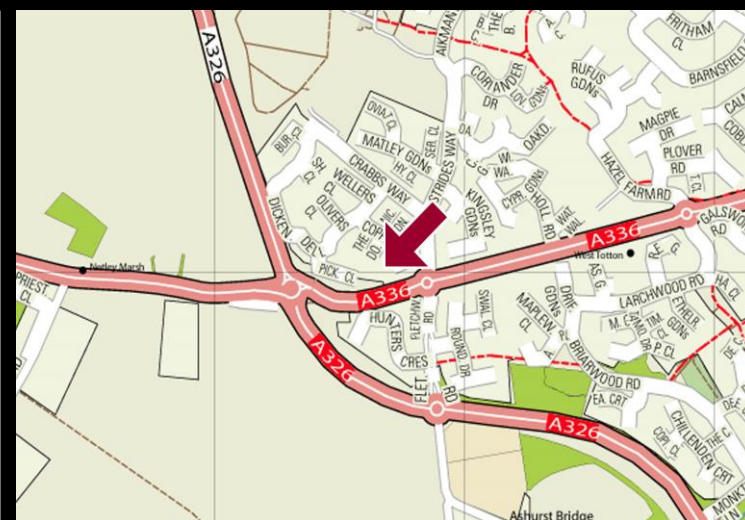
West Totton
£275,000

brantons



1st Floor

Ground Floor



Accommodation

Lounge-Diner 15' 3" x 11' 8" (4.64m x 3.56m)

Kitchen 8' 8" x 11' 8" (2.64m x 3.56m)

Bedroom One 9' 5" x 9' 6" (2.88m x 2.90m) Plus Wardrobes

Bedroom Two 7' 10" x 11' 8" (2.39m x 3.56m)

Bathroom 6' 9" x 5' 7" (2.06m x 1.69m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this immaculately presented mid-terrace house situated in a quiet cul-de-sac location within the popular residential area of West Totton.

The ground floor layout is comprised of a spacious lounge-diner and contemporary kitchen with breakfast bar. The first floor accommodation consists of two double bedrooms and a modern bathroom.

Additional features include allocated car parking and a private enclosed garden that boasts a sunny South-Westerly aspect and gated rear access. In our opinion the current owner has the property presented to the highest standard of decorative order, thus allowing any prospective purchaser the ability to move straight in. Brantons are sure that because of the enviable location on offer an early viewing will be necessary to avoid any later disappointment.

Features

- Immaculately Presented Mid Terrace Home
- Two Double Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen
- Modern Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Allocated Car Parking
- Private Rear Garden With Sunny Aspect
- 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:** Abbotswood
- Senior:** Hounslow / Testwood

Distances

Motorway: 2.7 miles

Southampton Airport: 10.6 miles

Southampton City Centre: 6.5 miles

New Forest Park Boundary: 0.5 miles

Train Stations **Ashurst:** 3.1 miles

Totton: 1.9 miles

Directions

- From our office, turn right onto the roundabout and take the third exit onto Ringwood Road.
- Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout
- Take the third exit onto Crabbs Way.
- Take the first left onto Dickens Dell then the second left on to Copperfields.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton
SOUTHAMPTON

Energy rating

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

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

If the property is rented in the UK, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy performance](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

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

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

EPC PENDING



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.

