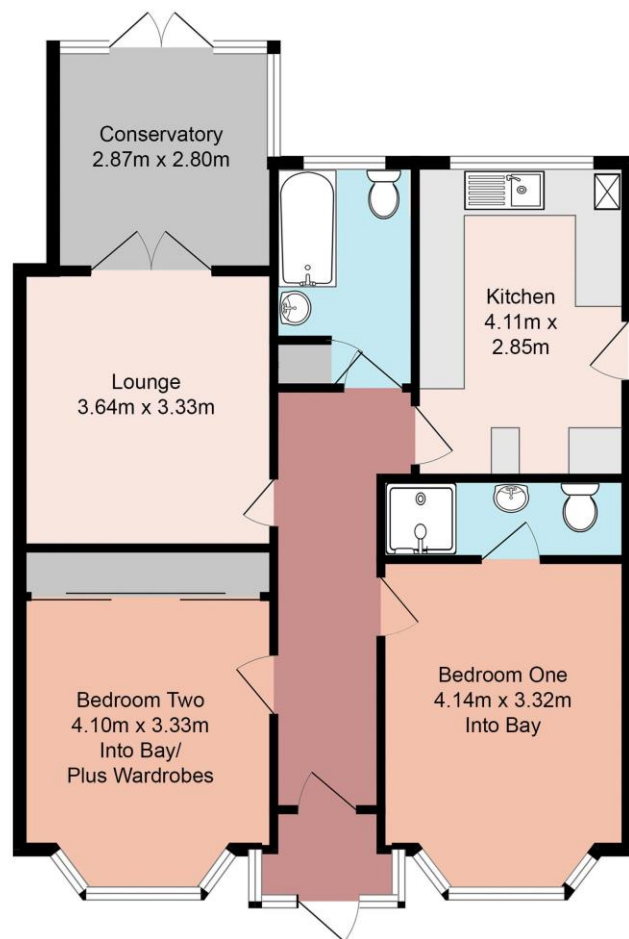


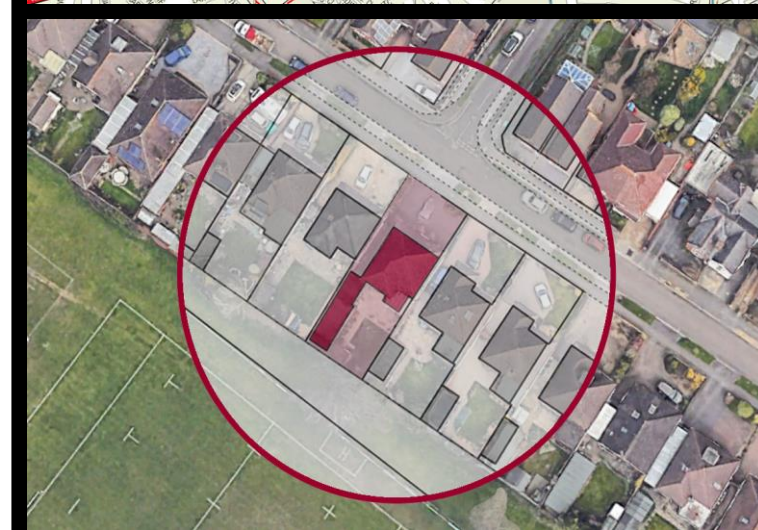


Totton
£375,000

brantons



Ground Floor



Accommodation

| | | | |
|--------------|-----------------------------------|------------------|---|
| Lounge | 11' 11" x 10' 11" (3.64m x 3.33m) | Garage/ Workshop | 26' 7" x 9' 5" (8.09m x 2.87m) Maximum |
| Conservatory | 9' 5" x 9' 2" (2.87m x 2.80m) | Covered Carport | 15' 1" x 9' 11" (4.60m x 3.02m) |
| Kitchen | 13' 6" x 9' 4" (4.11m x 2.85m) | | |
| Bedroom One | 13' 7" x 10' 11" (4.14m x 3.32m) | | Into Bay |
| En-suite | 3' 11" x 10' 10" (1.20m x 3.31m) | | |
| Bedroom Two | 13' 5" x 10' 11" (4.10m x 3.33m) | | Into Bay/ Excl Wardrobes |
| Bathroom | 9' 10" x 4' 11" (3.00m x 1.51m) | | |

Property

Brantons Independent Estate Agents are delighted to offer to the market this charming detached bungalow situated on a convenient and sought after residential road within Totton. The accommodation consists of two bedrooms, with bedroom one benefiting from the use of an en-suite shower room, and bedroom two having built in wardrobes. There is a lounge with French doors that leads into a conservatory, a sizable kitchen with external side door, and from the hallway is a family bathroom.

The front of the property provides ample parking and there is side access leading to a detached garage/workshop. To the rear of the property is the private enclosed garden which benefits from a sunny South-West aspect and is laid to lawn with patio seating area. No forward chain is offered and Brantons suggest an early viewing will be necessary as strong interest is anticipated.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Double Bedrooms With Bay Windows
- Lounge With French Doors
- Conservatory
- Spacious Kitchen
- Bathroom & En-Suite Shower Room to Master
- Driveway Parking
- Detached Garage/Workshop
- Highly Sought After Residential Location

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 1.7 miles
Southampton Airport: 10.8 miles
Southampton City Centre: 5.7 miles
New Forest Park Boundary: 1.8 miles
Train Stations
Ashurst: 4.1 miles
Totton: 1.2 miles

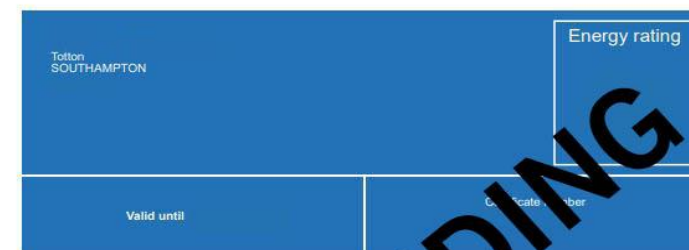
Directions

- 1) From our office head West on Water Lane for approximately half a mile.
- 2) Take the sixth right onto Hammonds Green.

Energy Performance

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

Energy performance certificate (EPC)



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 not a Private Rented Property, it can be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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>



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.

