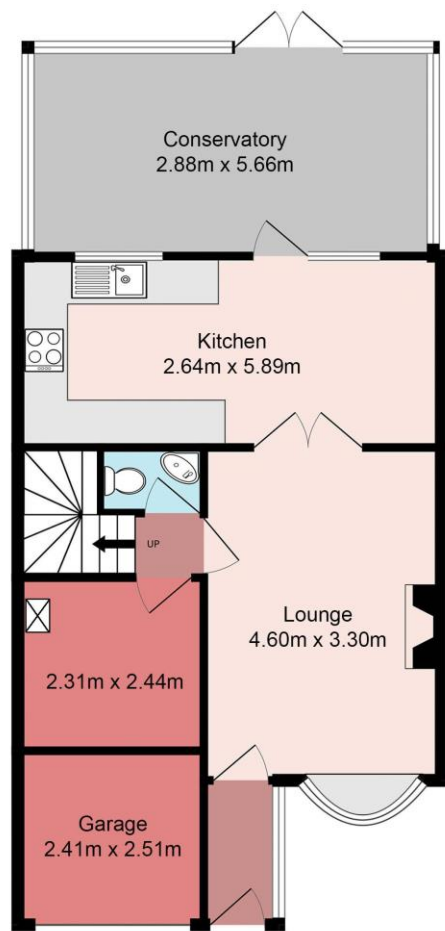




West Totton
£370,000

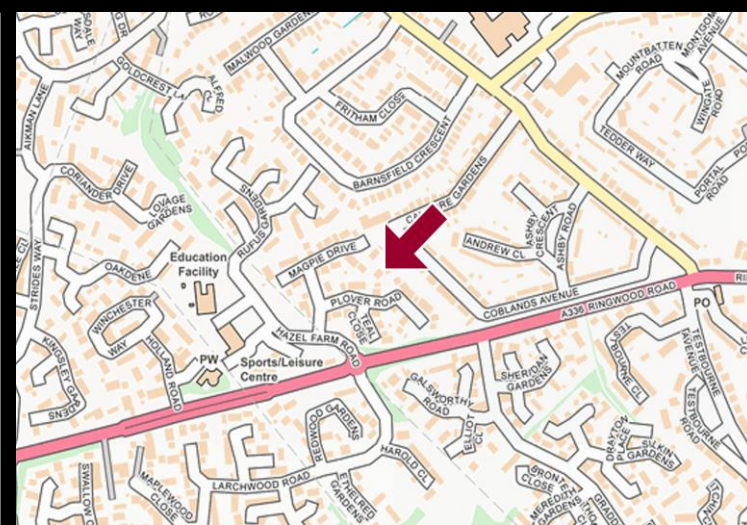
brantons



Ground Floor
66.3 sq.m. approx.



1st Floor
42.7 sq.m. approx.



Accommodation

Lounge 15' 1" x 10' 10" (4.60m x 3.30m)

Kitchen-Diner 8' 8" x 19' 4" (2.64m x 5.89m)

Conservatory 9' 5" x 18' 7" (2.88m x 5.66m)

Study 7' 7" x 8' 0" (2.31m x 2.44m)

Downstairs W.C 2' 11" x 4' 7" (0.90m x 1.39m)

Bedroom One 13' 0" x 10' 10" (3.95m x 3.29m) Excl. Wardrobes

Bedroom Two 11' 1" x 10' 10" (3.37m x 3.29m)

Bedroom Three 9' 6" x 8' 4" (2.90m x 2.53m)

Bathroom 8' 4" x 8' 0" (2.54m x 2.43m)

Garage 7' 11" x 8' 3" (2.41m x 2.51m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this semi-detached family home situated in a desirable cul-de-sac location within the residential area of West Totton. The ground floor layout begins with an entrance porch that leads into a spacious lounge, modern kitchen with open-plan dining area, large UPVC conservatory with French doors, a useful study (partitioned garage), and a downstairs W.C. The first floor accommodation consists of three generous double bedrooms and a sizable family bathroom. At the front of the property is ample driveway parking that leads to a storage area with 'up and over' garage door. To the rear of the property is an enclosed rear garden that is mainly laid to lawn with gated side access. Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception. The location offers proximity to the preferred local schools, shops and transport links. To fully appreciate the surprisingly spacious accommodation on offer, an early viewing will be essential.

Features

- Semi Detached Family Home
- Three Double Bedrooms
- Spacious Lounge
- Open-plan Kitchen-Diner
- Useful Study Area (Converted Garage)
- Downstairs W.C
- Family Bathroom
- Driveway Parking
- Storage Area With 'Up & Over' Garage Door
- Enclosed Rear Garden

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Hazel Wood
- Junior: Abbotswood
- Senior: Testwood

Distances

Motorway: 2.1 miles

Southampton Airport: 10.8 miles

Southampton City Centre: 5.3 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 2.9 miles

Totton: 1.5 miles

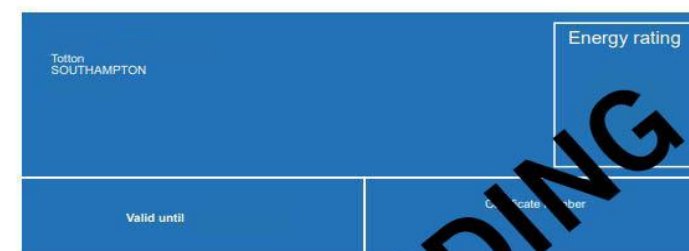
Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Turn right onto Magpie Drive. 6) Turn right again into Plover Road.

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 rented in Great Britain, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(EPC\)](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>



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.

