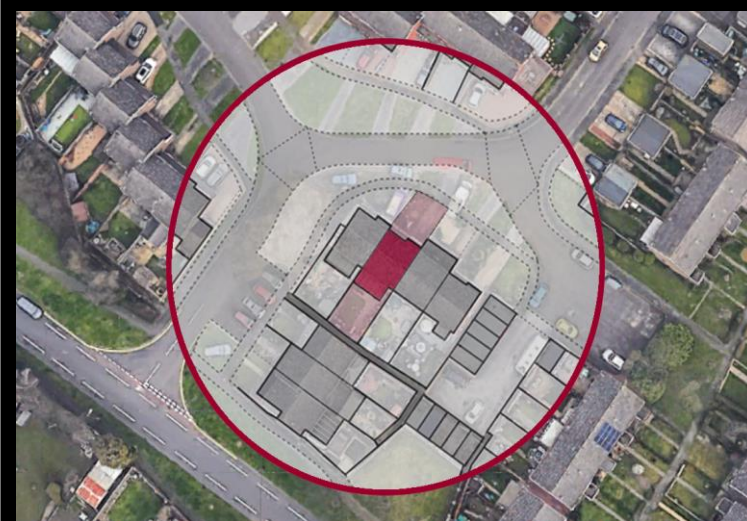
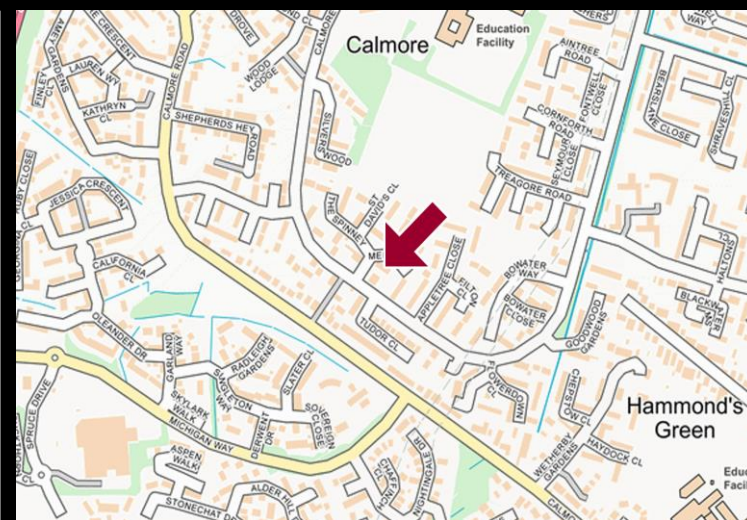
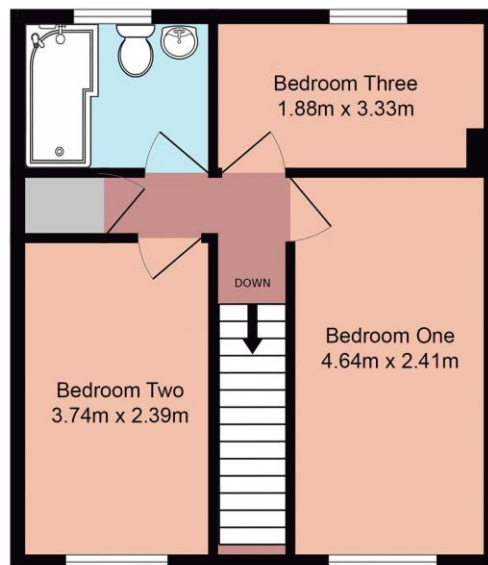
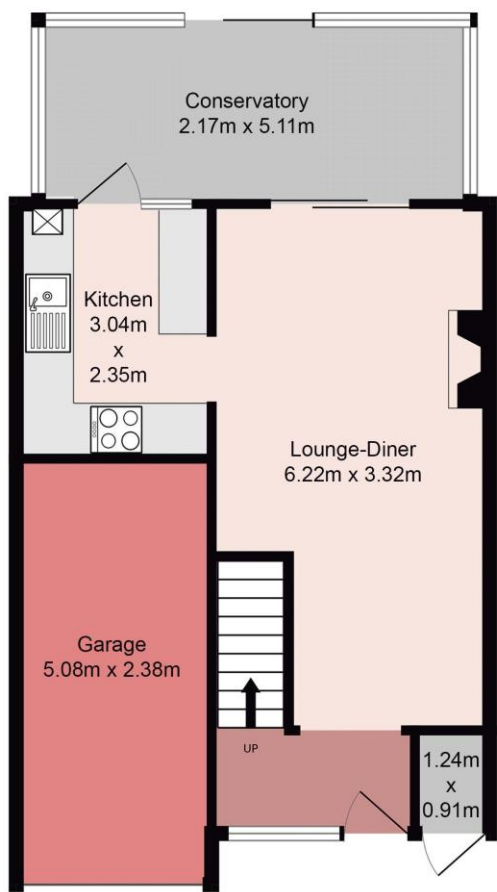




Calmore
£295,000

brantons



Accommodation

Lounge 20' 5" x 10' 11" (6.22m x 3.32m)

Conservatory 7' 1" x 16' 9" (2.17m x 5.11m)

Kitchen 10' 0" x 7' 9" (3.04m x 2.35m)

Bedroom One 15' 3" x 7' 11" (4.64m x 2.41m)

Bedroom Two 12' 3" x 7' 10" (3.74m x 2.39m)

Bedroom Three 6' 2" x 10' 11" (1.88m x 3.33m)

Bathroom 6' 1" x 7' 9" (1.85m x 2.35m)

Garage 16' 8" x 7' 10" (5.08m x 2.38m)

Property

Brantons Independent Estate Agents are proud to offer for sale this surprisingly spacious mid-terrace family home situated in a desirable cul-de-sac location within the popular residential area of Calmore. The ground floor accommodation is comprised of a sizable lounge-diner with feature fireplace, kitchen and UPVC conservatory.

Upstairs consists of three generously proportioned bedrooms and from the landing is a modern family bathroom. Additional features include block paved driveway parking leading to an integral garage and a low maintenance garden with gated rear access. The garden is mainly laid to artificial lawn with a patio seating area. No forward chain is offered and an early internal inspection will be necessary to fully appreciate the location and accommodation on offer.

Features

- *NO FORWARD CHAIN*
- Mid-Terrace Family Home
- Three Generous Bedrooms
- Spacious Lounge
- Kitchen & Conservatory
- Modern Family Bathroom
- Integral Garage
- Block Paved Driveway Parking
- Enclosed Rear Garden
- Desirable Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments
Infant: Calmore
Junior: Calmore
Senior: Testwood

Distances

Motorway: 2.9 miles
Southampton Airport: 10.8 miles
Southampton City Centre: 6.3 miles
New Forest Park Boundary: 1.2 miles
Train Stations
Ashurst: 4.8 miles
Totton: 2.3 miles

Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit onto Calmore Drive and take the second left hand turn to continue on Calmore Drive. 3) Continue on for approximately 0.7 miles. 4) Take the ninth right into The Spinney and then turn right into Melrose Court.

Energy Performance

8/5/24, 3:06 PM

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

Energy performance certificate (EPC)

4 Melrose Court Calmore SOUTHAMPTON SO40 2	Energy rating D	Valid until: 23 May 2034 Certificate number:
---	---------------------------	--

Property type	Mid-terrace house
Total floor area	66 square metres

Rules on letting this property

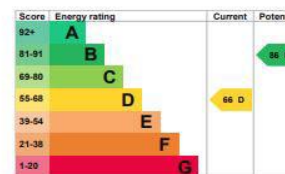
Properties can be let if they have an energy rating from A to E.

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 B.

[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 | 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.

