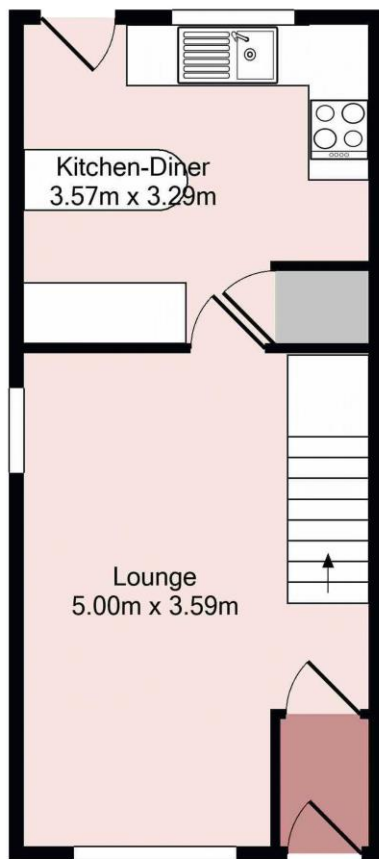




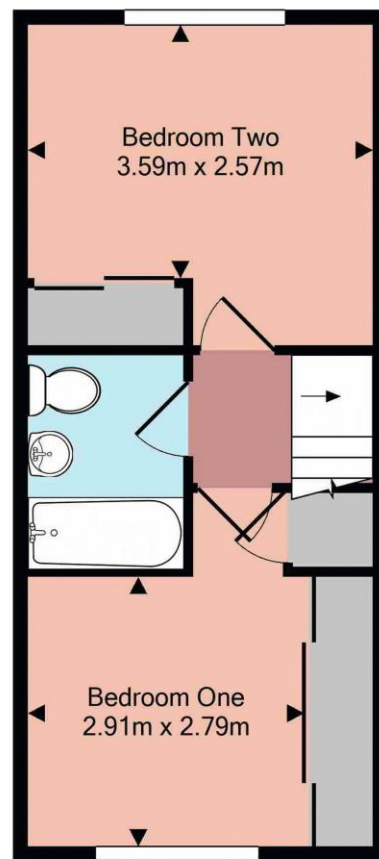
West Totton  
£289,950

**brantons**

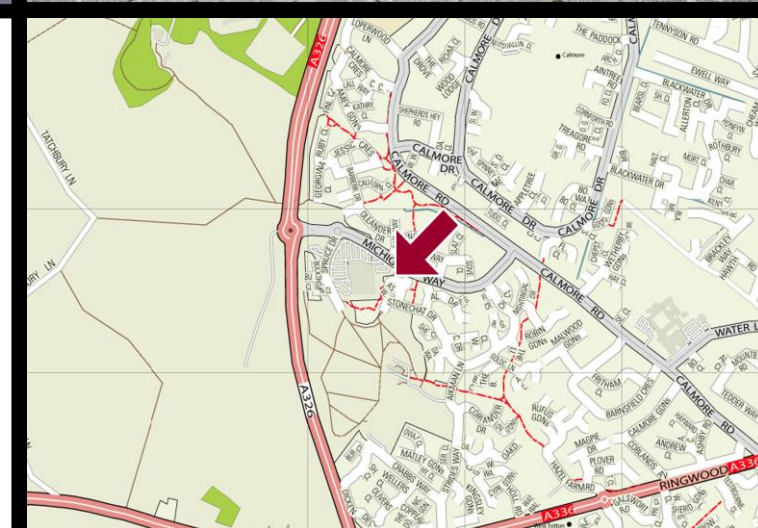




Ground Floor



1st Floor



## Accommodation

**Lounge** 16' 5" x 11' 9" (5.00m x 3.59m)

**Kitchen-Diner** 10' 10" x 11' 9" (3.29m x 3.57m)

**Bedroom One** 9' 7" x 9' 2" (2.91m x 2.79m) Plus Wardrobes

**Bedroom Two** 8' 5" x 11' 9" (2.57m x 3.59m) Plus Wardrobes

**Bathroom** 5' 7" x 6' 10" (1.69m x 2.08m)

## Property

Brantons Independent Estate Agents are pleased to offer an opportunity to purchase this beautifully presented end of terrace home situated in a quiet cul-de-sac setting within West Totton. The ground floor layout is comprised of a surprisingly spacious lounge and modern kitchen-diner. The first floor accommodation consists of two double bedrooms both benefitting from built-in wardrobes and from the landing there is a contemporary bathroom. Additional features of the property include tandem length block paved parking with additional shingle stone hard standing. At the rear is a larger than average enclosed rear garden that benefits from a good degree of privacy. The garden is mainly laid to lawn with a patio seating area, timber storage shed and gated rear access. Properties of this nature make an ideal first purchase or could suit someone downsizing from a larger home. Due to the location and accommodation on offer, an early viewing will be necessary as strong interest is anticipated.

## Features

- Modern End of Terrace House
- Two Bedrooms With Fitted Wardrobes
- Spacious Lounge
- Modern Kitchen-Diner
- Contemporary Bathroom
- Tandem Length Block Paved Parking
- Rear Garden Mainly Laid To Lawn With Patio Seating Area
- Larger Than Average Private Plot
- Quiet Cul-de-sac Location

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant:** Hazel Wood
- Junior:** Abbotswood
- Senior:** Hounslow / Testwood

## Distances

**Motorway:** 2.4 miles

**Southampton Airport:** 10.4 miles

**Southampton City Centre:** 6.0 miles

**New Forest Park Boundary:** 0.9 miles

**Train Stations** **Ashurst:** 3.3 miles

**Totton:** 2.1 miles

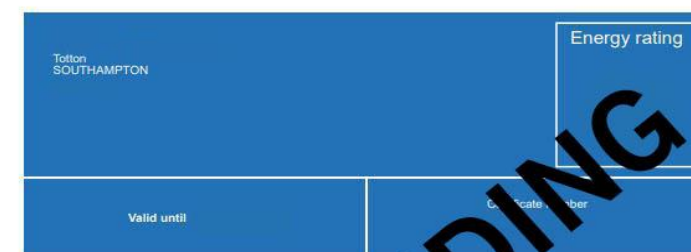
## Directions

1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fifth right into Aspen Walk. 6) The property can be found on the left hand side identified by our 'For Sale' board.

## 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 the UK, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](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>



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.



