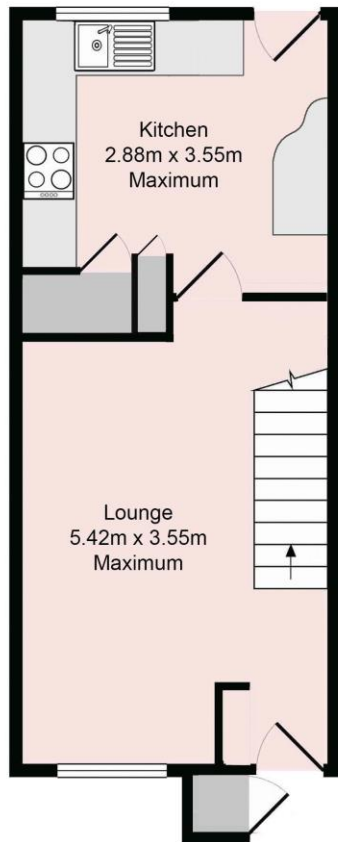


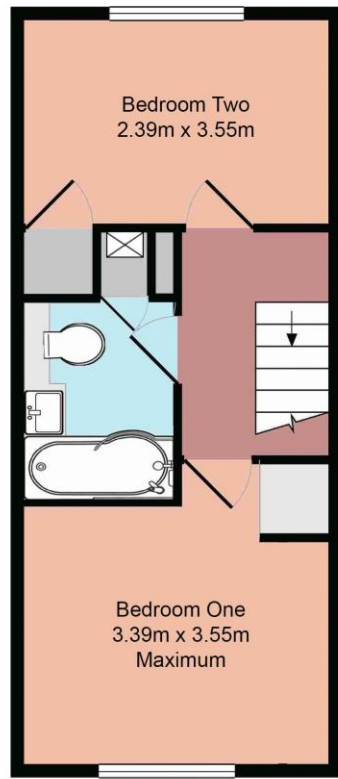


West Totton  
£289,950

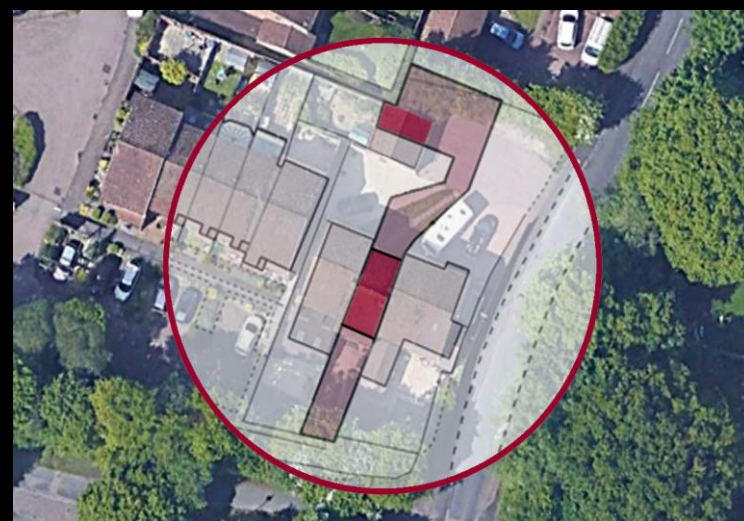
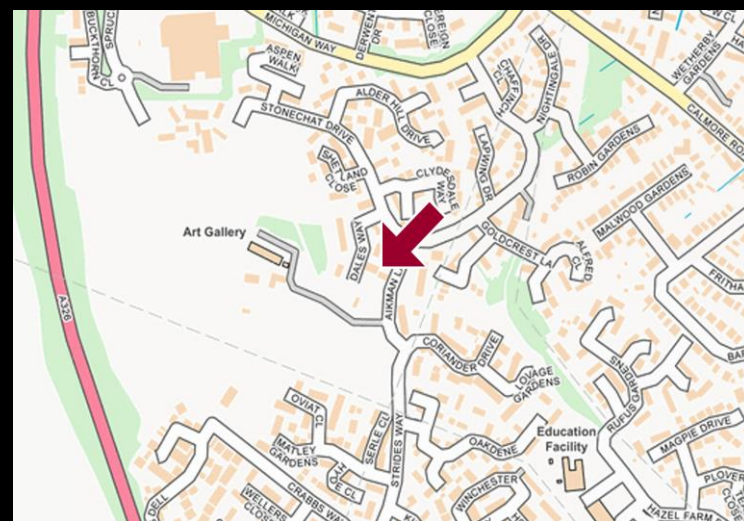
**brantons**



GROUND FLOOR



1ST FLOOR



## Accommodation

**Lounge** 17' 9" x 11' 8" (5.42m x 3.55m) Maximum

**Kitchen** 9' 5" x 11' 8" (2.88m x 3.55m) Maximum

**Bedroom One** 11' 1" x 11' 8" (3.39m x 3.55m) Maximum

**Bedroom Two** 7' 10" x 11' 8" (2.39m x 3.55m)

**Bathroom** 7' 10" x 11' 8" (2.39m x 3.55m)

## Property

Brantons Independent Estate Agents are pleased to offer for sale this well presented mid-terrace house situated in an enviable position within the residential area of West Totton.

The ground floor layout is comprised of a spacious lounge and 'shaker style' kitchen with breakfast bar. The first floor accommodation consists of two generously proportioned bedrooms and a contemporary bathroom.

Additional features include a garage, off road parking for up to three cars and a private low maintenance garden that boasts a sunny South-Westerly aspect with gated rear access. Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary to avoid any later disappointment.

## Features

- Mid-Terrace Family Home
- Two Generous Bedrooms
- Spacious Lounge
- Modern Kitchen-Breakfast
- Contemporary Bathroom
- Garage & Off Road Parking For Up To Three Vehicles
- Private Low Maintenance Rear Garden
- Recently Installed Gas Central Heating System
- Desirable Location Close To Amenities, Shops & Transport Links
- Ideally Suited To First Time Buyers Or Downsizers

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** B

**Tenure Type:** Freehold

**School Catchments**

- Infant: Hazelwood
- Junior: Abbotswood
- Senior: Testwood

## Distances

**Motorway:** 2.4 miles

**Southampton Airport:** 8.5 miles

**Southampton City Centre:** 6.8 miles

**New Forest Park Boundary:** 0.7 miles

**Train Stations**

- Ashurst: 3.3 miles
- Totton: 1.9 miles

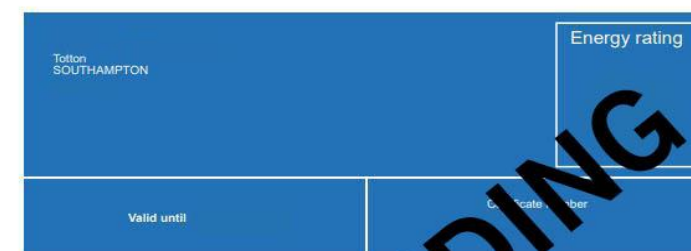
## Directions

From our Office head west on Water Lane. At the main junction turn right onto Calmore Road. Take the third left onto Michigan Way. Take the first left onto Stonechat Drive. Take the fifth left onto Aikman Lane and then turn right into Exmoor Close.

## 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 let for less than 1 year, it can 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>

**EPC PENDING**



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.

