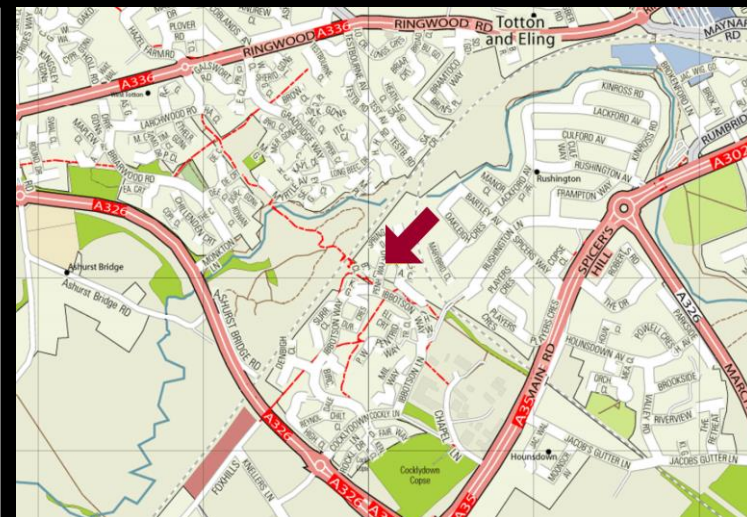
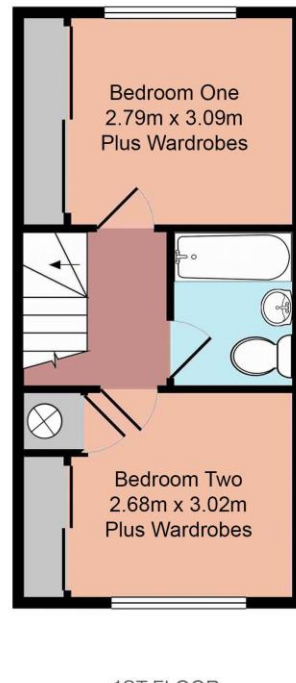
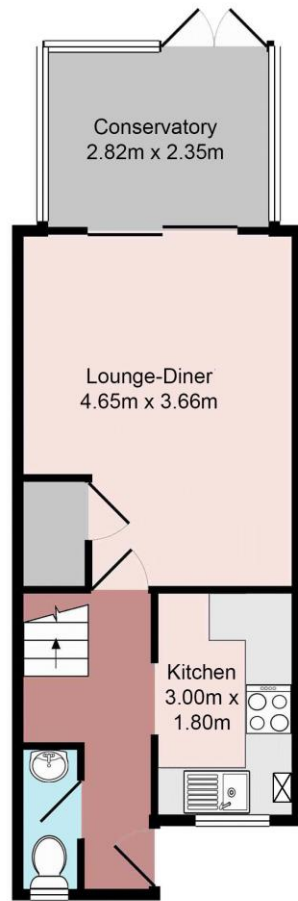




Ashurst Bridge
£299,950

brantons



Accommodation

Hall	14' 4" x 5' 9" (4.37m x 1.75m) Maximum	Bathroom	6' 10" x 5' 6" (2.09m x 1.67m)
Downstairs W.C	6' 6" x 2' 6" (1.97m x 0.77m)		
Lounge-Diner	15' 3" x 12' 0" (4.65m x 3.66m)		
Kitchen	9' 10" x 5' 11" (3.00m x 1.80m)		
Conservatory	9' 3" x 7' 9" (2.82m x 2.35m)		
Bedroom One	9' 2" x 10' 2" (2.79m x 3.09m) Plus Wardrobes		
Bedroom Two	8' 10" x 9' 11" (2.68m x 3.02m) Plus Wardrobes		

Property

Situated on a private resident's driveway in a cul-de-sac location within the highly regarded area of Ashurst Bridge, Brantons Independent are pleased to offer to the market this well presented mid terrace home. The ground floor accommodation is comprised of a spacious lounge-diner with sliding doors, refitted kitchen, UPVC conservatory with French doors, and from the hallway is a W.C.

The first floor consists of two generously proportioned bedrooms which both benefit from the use of fitted wardrobes. There is also a family sized bathroom. The front of the property provides off road parking for two cars that leads to a garage and at the rear is a South Westerly facing, enclosed garden that is mainly laid to lawn with patio seating area. To fully appreciate the location and accommodation on offer, Brantons suggest an early viewing to avoid any later disappointment.

Features

- Mid Terrace Home
- Two Generously Proportioned Bedrooms
- Lounge-Diner With Sliding Doors
- Refitted Kitchen
- UPVC Conservatory
- Downstairs W.C
- Family Bathroom
- Two Car Parking Spaces & Garage
- Rear Garden With Lawn & Patio Seating Areas
- Highly Regarded Cul-de-sac Location

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
 Infant: Foxhills
 Junior: Foxhills
 Senior: Hounslowdown

Distances

Motorway: 2.7 miles
Southampton Airport: 10.0 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: 0.9 miles
Train Stations
 Ashurst: 2.3 miles
 Totton: 2.2 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave. Turn left into Lackford Ave. Turn left into Bartley Avenue. Turn left into Rushington Lane and continue over the bridge. Turn right into Ibbotson Way. Take the second right into Penhale Way.

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 (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the regulatory requirements](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-prp-2020) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-prp-2020>).

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

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