

West Totton £295,000

brantons









Ground Floor 49.6 sq.m. approx.

Bedroom One
3.41m x 3.64m
Maximum

Bedroom Two
3.31m x
2.05m

1st Floor 26.7 sq.m. approx.

#### **Accommodation**

Lounge-Diner 16' 11" x 12' 0" (5.15m x 3.66m)

Kitchen 7' 1" x 8' 2" (2.15m x 2.48m)

Bedroom One 10' 10" x 11' 11" (3.31m x 3.64m) Maximum

Bedroom Two 6' 9" x 10' 10" (2.05m x 3.31m)

Bathroom 7' 11" x 4' 11" (2.42m x 1.51m)

Garage 18' 6" x 8' 3" (5.64m x 2.52m)

### Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the second right onto Oakdene.

# **Property**

Brantons are pleased to offer for sale this desirable semi-detached home situated in a quiet cul-de-sac setting within the sought after residential area of West Totton. The ground floor layout consists of a lounge-diner with sliding patio doors, and a kitchen. The first floor accommodation is comprised of two bedrooms which both benefit from the use of built in wardrobes and there is also a bathroom.

Additional benefits of the property include driveway parking to the side that leads to a garage. A particularly enviable feature of this property is the rear garden that is considerably larger than properties of this nature. The garden is mainly laid to lawn and enjoys a sunny aspect and a very good degree of privacy and seclusion. This property would make an excellent first purchase or suit someone downsizing. The location offers proximity to local amenities including, shops schools and transport links. Brantons are sure that an early viewing will be essential as strong interest is anticipated.

#### **Features**

- Semi-Detached Home
- Two Bedrooms
- Lounge-Diner With Sliding Door
- Kitchen
- Bathroom

- Driveway Parking
- Garage
- Larger than Average Rear Garden
- Ideal First Purchase Or Downsize
- Highly Desirable 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: Testwood

# Distances

Motorway: 2.6 miles

Southampton Airport: 10.7 miles

Southampton City Centre: 5.8 miles

New Forest Park Boundary: 0.5 miles

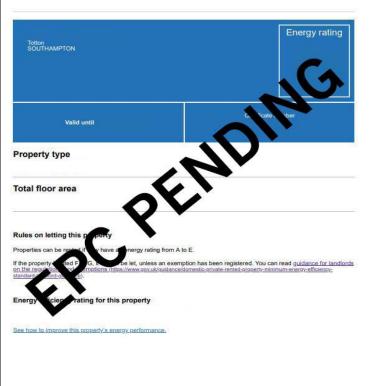
Train Stations Ashurst: 3.2 miles

Totton: 2.0 miles

# **Energy Performance**

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# Energy performance certificate (EPC)



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