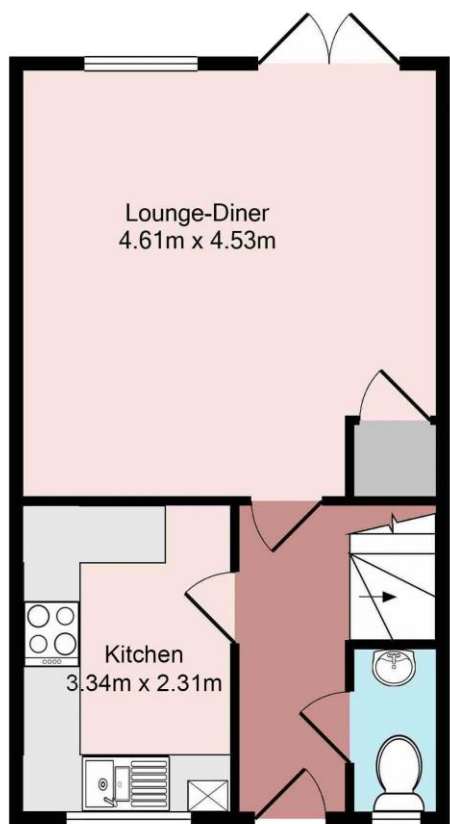


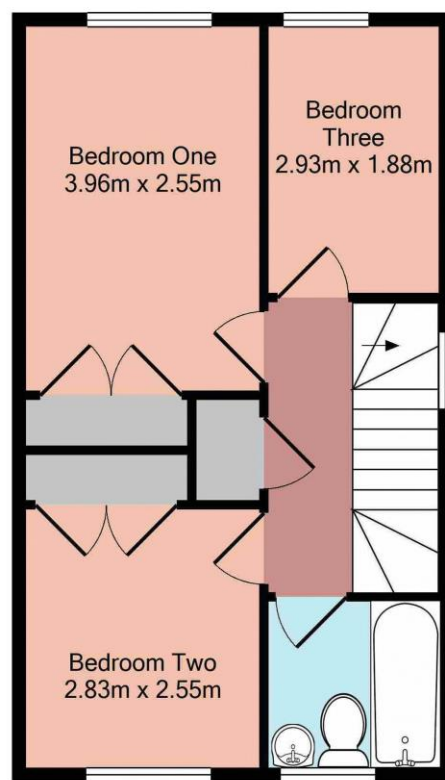


Hazel Farm  
£325,000

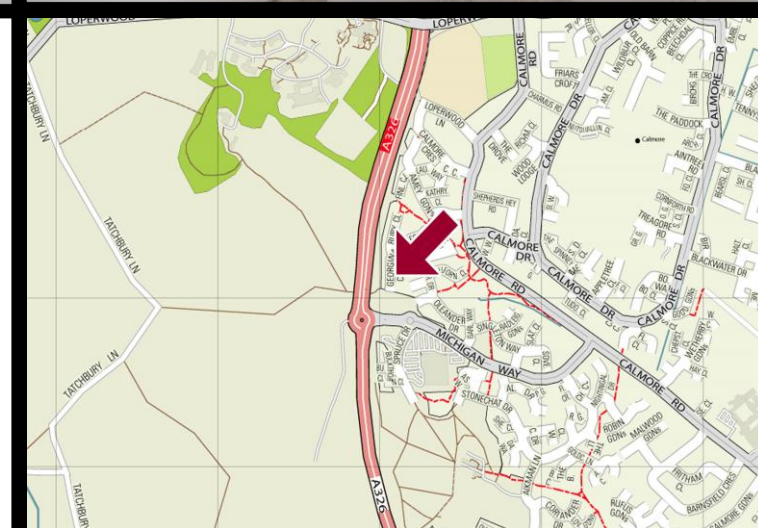
brantons



Ground Floor



1st Floor



## Accommodation

**Lounge-Diner** 15' 1" x 14' 10" (4.61m x 4.53m)  
**Kitchen** 10' 11" x 7' 7" (3.34m x 2.31m)  
**Downstairs W.C** 6' 0" x 2' 11" (1.83m x 0.89m)  
**Bedroom One** 13' 0" x 8' 4" (3.96m x 2.55m)  
**Bedroom Two** 9' 3" x 8' 4" (2.83m x 2.55m)  
**Bedroom Three** 9' 7" x 6' 2" (2.93m x 1.88m)  
**Bathroom** 6' 2" x 6' 2" (1.88m x 1.87m)

## Property

Brantons Independent Estate Agents are pleased to offer for sale this modern semi-detached family home situated within the desirable residential development of Hazel Farm. The ground floor layout is comprised of a spacious lounge-diner with panelled feature wall and French doors. From the hall there is a contemporary re-fitted kitchen, and a W.C.

The first floor accommodation consists of three bedrooms with bedrooms one and two benefiting from the use of built in wardrobes, and from the landing is a modern re-fitted family bathroom. The front of the property provides driveway parking and at the rear is a low maintenance rear garden with patio seating area. Brantons are sure that because of the location and accommodation on offer, an early internal inspection will be essential to avoid any later disappointment.

## Features

- Modern Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge-Diner With French Doors
- Contemporary Re-fitted Kitchen
- Downstairs W.C
- Re-fitted Family Bathroom
- Driveway Parking
- Low Maintenance Rear Garden
- Cul-de-sac Location
- Desirable Residential Development

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** C  
**Tenure Type:** Freehold  
**School Catchments**  
    **Infant:** Calmore  
    **Junior:** Calmore  
    **Senior:** Testwood

## Distances

**Motorway:** 2.8 miles  
**Southampton Airport:** 9.7 miles  
**Southampton City Centre:** 6.1 miles  
**New Forest Park Boundary:** 1.3 miles  
**Train Stations**  
    **Ashurst:** 4.1 miles  
    **Totton:** 2.3 miles

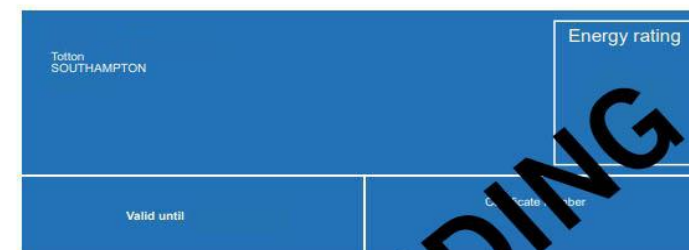
## Directions

1) From our office head west on Water Lane towards Popes Lane. 2) Turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the second right onto Garland Way. 5) Turn left onto Oleander Drive. 6) Turn right onto Barberry Drive. 7) Turn left onto Jessica Crescent. 8) Turn right to stay on Jessica Crescent. 9) Take the first left onto Georgina 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 rented for 5 years or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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.

