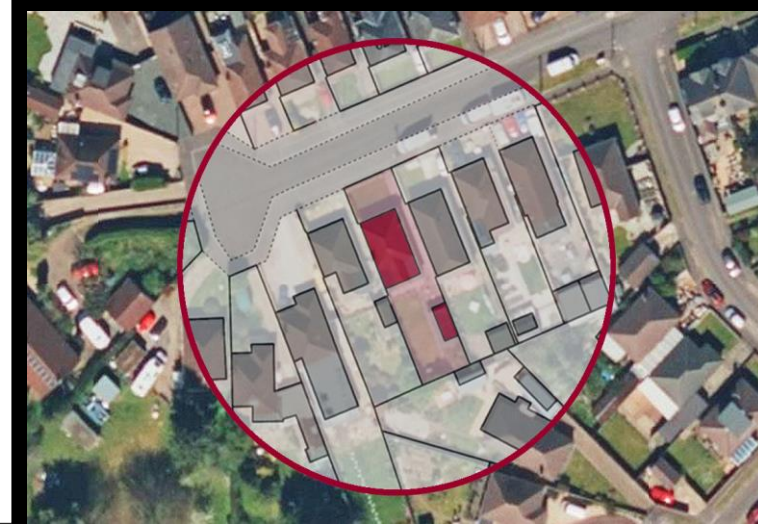
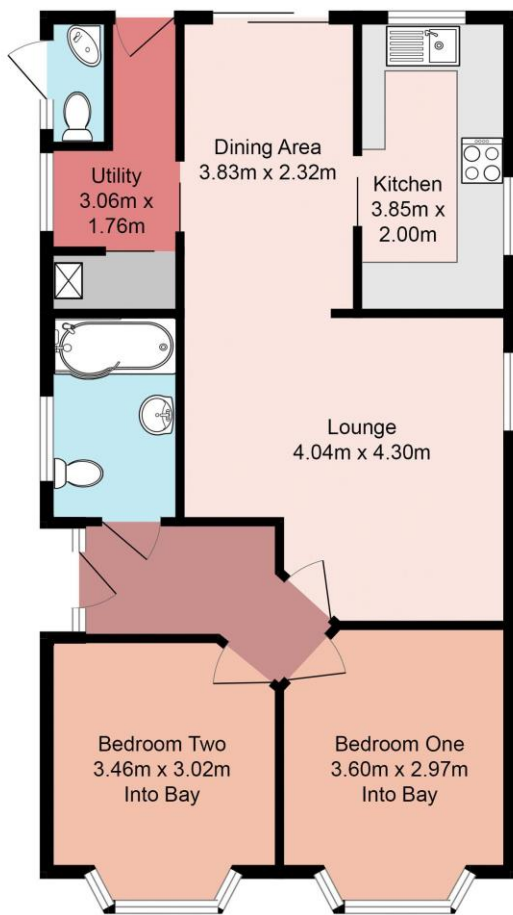




Eling
£375,000

brantons



Accommodation

Lounge 13' 3" x 14' 1" (4.04m x 4.30m)

Kitchen 12' 8" x 6' 7" (3.85m x 2.00m)

Utility 10' 0" x 5' 9" (3.06m x 1.76m)

Bedroom One 11' 10" x 9' 9" (3.60m x 2.97m) Into Bay

Bedroom Two 11' 4" x 9' 11" (3.46m x 3.02m)

Bathroom 7' 10" x 5' 6" (2.40m x 1.67m)

Dining Area 12' 7" x 7' 7" (3.83m x 2.32m)

Garage 20' 1" x 10' 0" (6.11m x 3.05m)

Property

Located in the highly regarded residential area of Eling, Brantons Independent Estate Agents are delighted to offer for sale this charming detached bungalow.

The accommodation is comprised of two double bedrooms both with bay windows, spacious lounge, open dining area, kitchen, and utility. From the hallway there is a family sized bathroom. The front of the property provides driveway parking leading to a larger than average detached garage and at the rear is an established garden that enjoys a sunny Southerly aspect and a good degree of privacy. The bungalow occupies an enviable position in that it is situated within a quiet cul-de-sac towards the end of the road. The location provides easy access to local amenities transport links and shops. No forward chain is offered and as a result of this an early internal inspection is a must to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Delightful Detached Bungalow
- Lounge With Feature Fireplace
- Kitchen & Dining-Area
- Utility Room & Outside W.C
- Spacious Bathroom
- Driveway Parking & Detached Garage
- Southerly Facing Rear Garden
- Quiet Cul-de-sac Position
- Close Proximity To Local Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Eling
Junior: Foxhills
Senior: Hounslowdown

Distances

Motorway: 1.8 miles
Southampton Airport: 9.1 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 2.9 miles
Totton: 0.7 miles

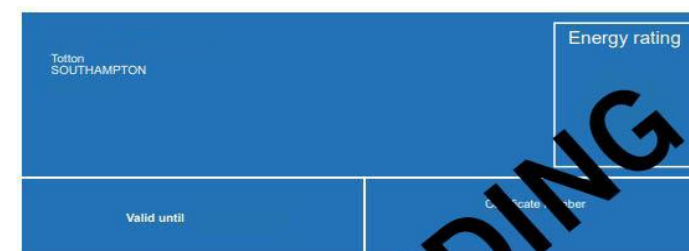
Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit on to Ringwood Road /A336. 3) At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. 5) Take the third right onto Downs Park Avenue. 6) The property will be found on the left hand side.

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 long-term use, 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 | enquiries@brantons.co.uk | 02380 875 020

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