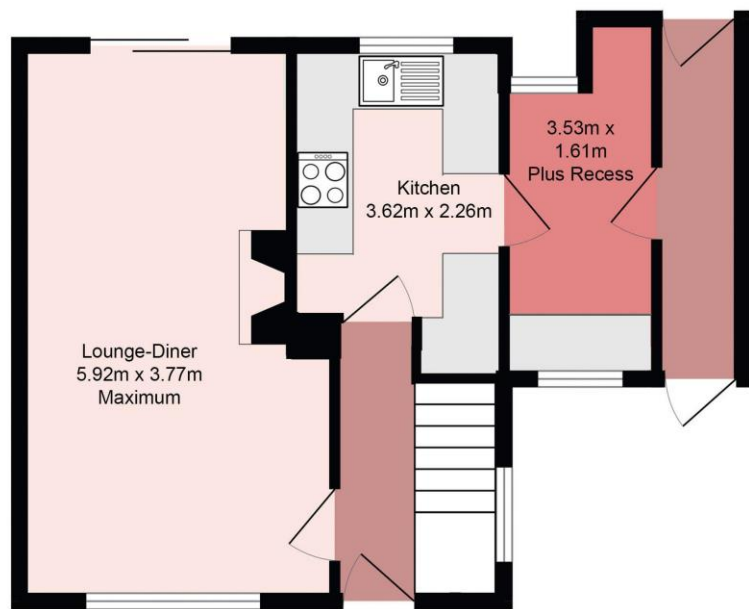


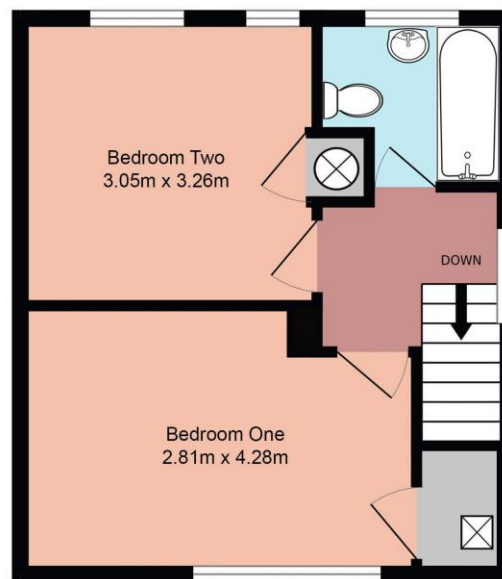


Totton  
£305,000

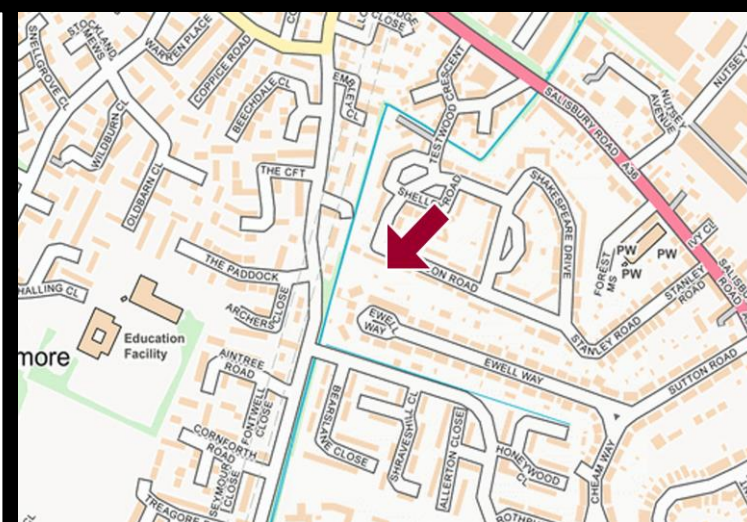
brantons



Ground Floor  
39.2 sq.m. approx.



1st Floor  
30.6 sq.m. approx.



## Accommodation

**Lounge-Diner** 19' 5" x 11' 1" (5.92m x 3.37m) Maximum

**Kitchen** 11' 11" x 7' 5" (3.62m x 2.26m)

**Hall** 7' 7" x 5' 11" (2.31m x 1.81m)

**Utility** 11' 7" x 5' 3" (3.53m x 1.61m) Plus Recess

**Bedroom One** 9' 3" x 14' 1" (2.81m x 4.28m)

**Bedroom Two** 10' 0" x 10' 8" (3.05m x 3.26m)

**Bathroom** 5' 9" x 6' 7" (1.75m x 2.00m)

## Property

Brantons Independent Estate Agents are pleased to present for sale this end of terrace home situated in a convenient residential area of Totton. The ground floor layout consists of a spacious lounge-diner with feature fireplace, contemporary kitchen and separate utility. The first floor accommodation consists of two double bedrooms with the master being a particularly impressive size and from the landing there is a modern bathroom. Additional benefits of the property include gated driveway parking and an enclosed rear garden that measures approximately 70ft in length. The garden is mainly laid to lawn with patio seating area and enjoys a sunny South-Westerly aspect with a good degree of privacy. Rarely do properties of this nature stay on the market for long and Brantons expect this to be no exception. No forward chain is offered and an internal inspection is a must to appreciate the location and versatile accommodation on offer.

## Features

- \*\* No Forward Chain Offered \*\*
- End Of Terrace House
- Two Double Bedrooms
- Spacious Lounge-Diner
- Kitchen & Utility
- Modern Bathroom
- Gated Driveway Parking
- Approx 70ft Rear Garden
- Ideal First Purchase
- Proximity To Amenities / Transport links

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** B

**Tenure Type:** Freehold

**School Catchments**

- Infant: Oakfield
- Junior: Oakfield
- Senior: Testwood

## Distances

**Motorway:** 2.1 miles

**Southampton Airport:** 9.9 miles

**Southampton City Centre:** 5.4 miles

**New Forest Park Boundary:** 1.1 miles

**Train Stations**

- Ashurst: 4.6 miles
- Totton: 1.5 miles

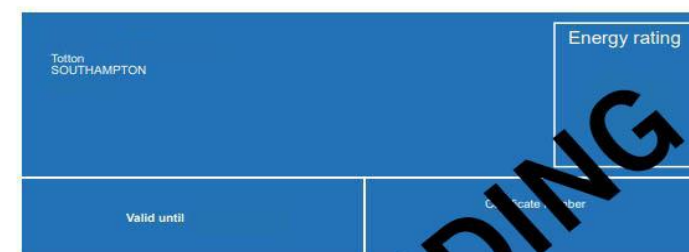
## Directions

- 1) From our office proceed North on Salisbury Road/A36.
- 2) Continue for approximately 0.9 miles.
- 3) Take the eighth left into Stanley Road.
- 4) Turn left onto Tennyson Road.
- 5) 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 5 years or more, 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](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.

