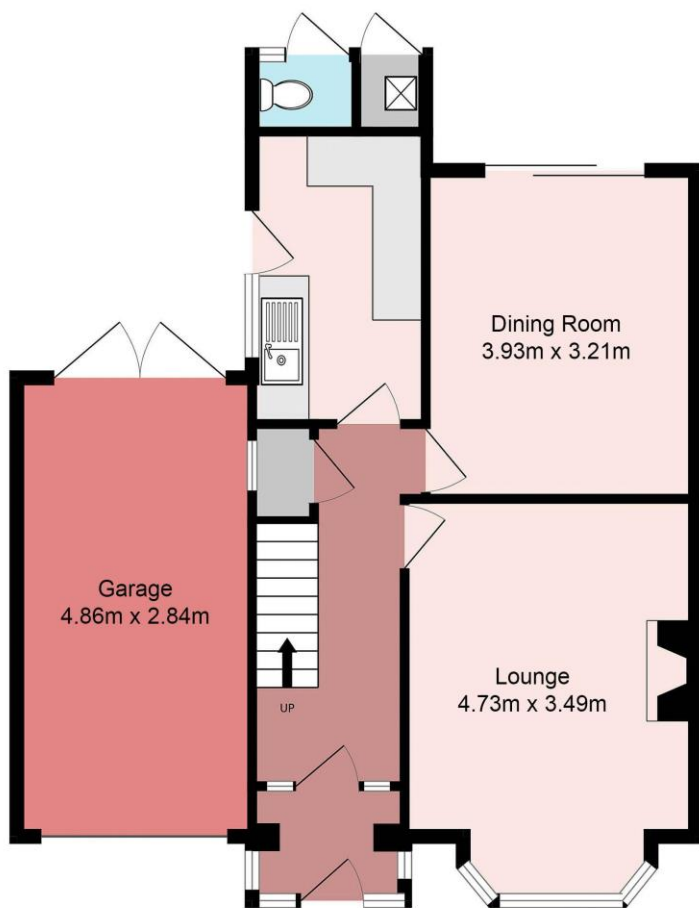




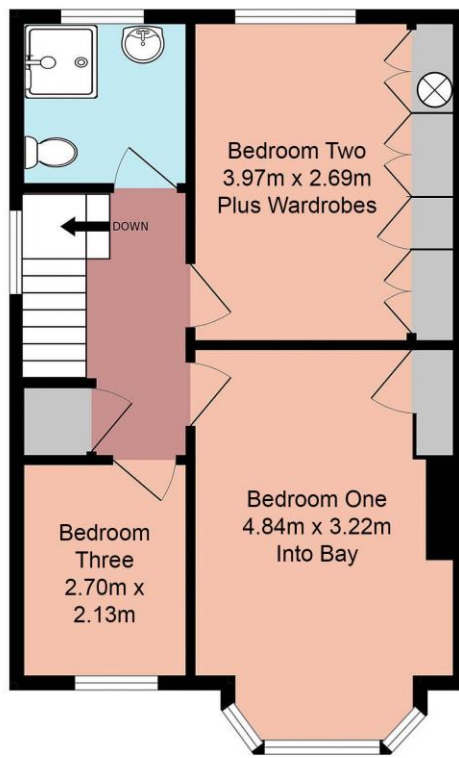
Rushington  
£359,950

**brantons**





Ground Floor  
64.1 sq.m. approx.



1st Floor  
44.3 sq.m. approx.



## Accommodation

**Lounge** 15' 6" x 11' 5" (4.73m x 3.49m)

**Dining Room** 12' 11" x 10' 6" (3.93m x 3.21m)

**Kitchen** 11' 7" x 6' 11" (3.53m x 2.12m)

**W.C** 2' 11" x 4' 3" (0.90m x 1.29m)

**Boiler Room** 3' 0" x 3' 7" (0.91m x 1.08m)

**Garage** 15' 11" x 9' 4" (4.86m x 2.84m)

**Bedroom One** 15' 11" x 10' 7" (4.84m x 3.22m) Into Bay

**Bedroom Two** 13' 0" x 8' 10" (3.97m x 2.69m) Plus Wardrobes

**Bedroom Three** 8' 10" x 7' 0" (2.70m x 2.13m)

**Shower Room** 6' 8" x 6' 11" (2.02m x 2.10m)

## Property

Situated within the highly regarded residential area of Rushington, Brantons Independent Estate Agents are pleased to present for sale this charming semi-detached family home. The ground floor layout is comprised of a hallway with turning staircase, lounge with bay window, dining room with sliding door, and a kitchen. Upstairs consists of three bedrooms with both bedrooms one and two being generous double rooms. There is also a family sized shower room. The front of the property provides driveway parking that leads to a garage with barn style doors to the rear. At the rear of the property is an established garden which is mainly laid to lawn and features a patio seating area, and there is also an outside W.C. The property is being offered with no forward chain and as a result of which an early viewing will be necessary as strong interest is anticipated.

## Features

- \*No Forward Chain Offered\*
- Semi Detached Family Home
- Three Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Dining Room With Sliding Patio Door
- Kitchen
- Shower Room
- Driveway Leading to Garage
- Established Rear Garden
- Highly Regarded Foxhills/ Hounslow School

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant:** Eling
- Junior:** Foxhills
- Senior:** Hounslow

## Distances

**Motorway:** 1.4 miles

**Southampton Airport:** 8.7 miles

**Southampton City Centre:** 4.6 miles

**New Forest Park Boundary:** 1.5 miles

**Train Stations** **Ashurst:** 2.8 miles

**Totton:** 0.9 miles

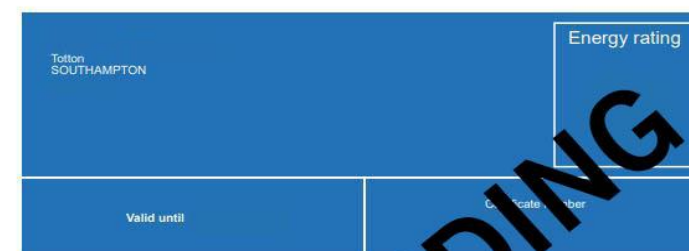
## Directions

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 onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take the second right onto 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 and then turn right onto Kinross Road.

## 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 required minimum energy efficiency standards for private rented properties](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>



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.



