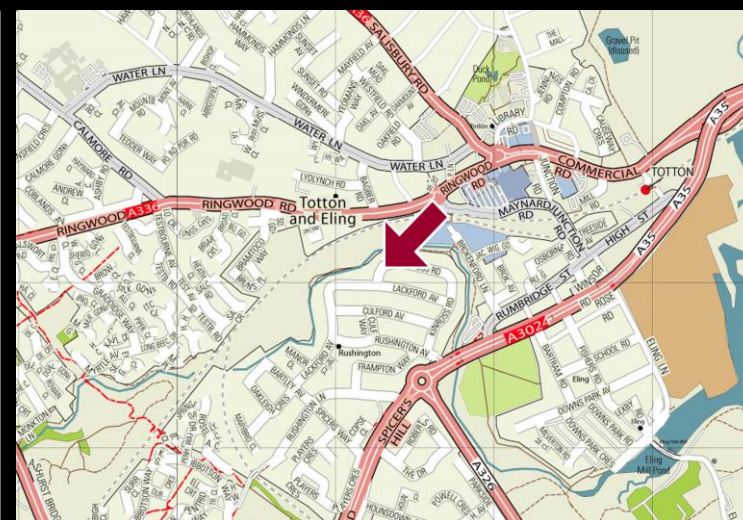
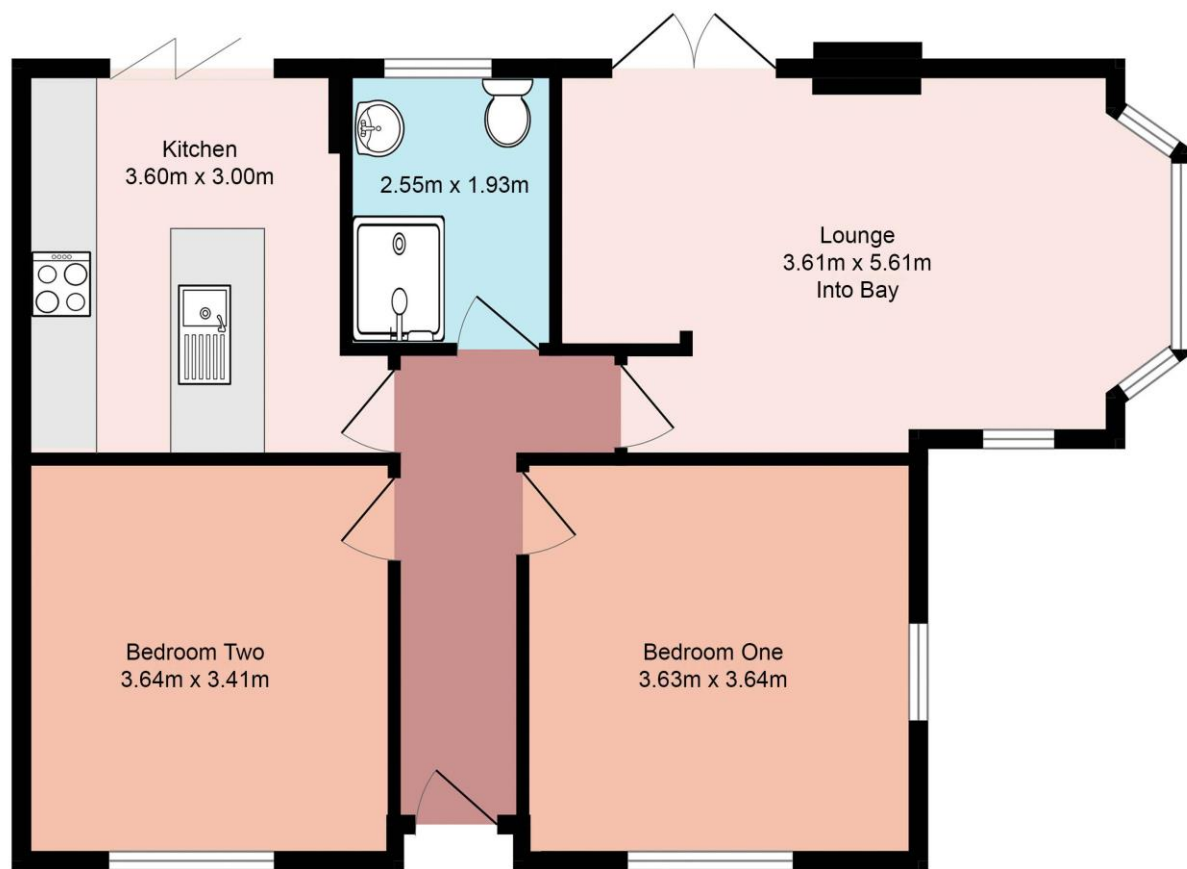




Rushington
£460,000

brantons



Accommodation

- Lounge** 11' 10" x 18' 5" (3.61m x 5.61m) Into Bay
Kitchen 11' 10" x 9' 10" (3.60m x 3.00m)
Bedroom One 11' 11" x 11' 11" (3.63m x 3.64m)
Bedroom Two 11' 11" x 11' 2" (3.64m x 3.41m)
Shower Room 8' 4" x 6' 4" (2.55m x 1.93m)

Property

As sole agents Brantons Independent are proud to offer for sale this charming detached bungalow situated on a general corner plot within the highly sought after residential area of Rushington. The accommodation is comprised of two generous double bedrooms, lounge with French doors and bay window, kitchen-breakfast room, and a modern shower room.

Additional benefits of the property include ample block paved driveway parking, and at the rear is a low maintenance garden that benefits from a good degree of privacy and seclusion as well as a sunny Southerly aspect. The location offers a quiet cul-de-sac setting and is within catchment from the preferred Foxhills and Hounslow schools. In our opinion, this property is presented to the highest standard of decorative order throughout and Brantons are sure early viewing will be necessary to avoid any later disappointment.

Features

- Charming Detached Bungalow
- Two Large Double Bedrooms
- Lounge With French Doors & Bay Window
- High Specification Kitchen-Breakfast Room
- Contemporary Shower Room
- Ample Block Paved Driveway Parking
- Low Maintenance Rear Garden
- Highest Standard of Decorative Order Throughout
- Highly Regarded Foxhills/ Hounslow School Catchment
- Corner Plot in Highly Sought After Location

Information

Local Authority: New Forest District Council
Council Tax Band: D
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

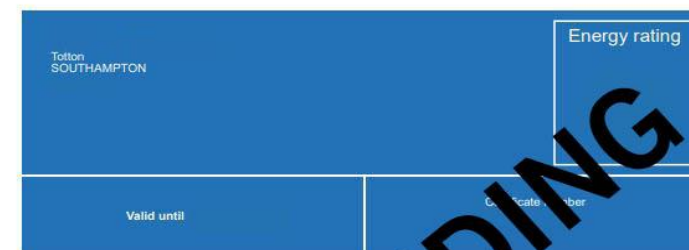
Directions

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 Rumbridge 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 not a Private Residential Exemption (PRE), 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) (<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>

www.brantons.co.uk

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

t: 02380 875 020

e: enquiries@brantons.co.uk



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.

