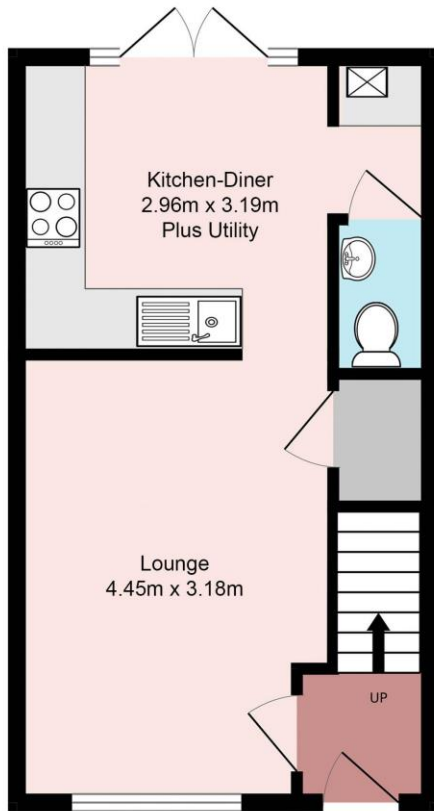


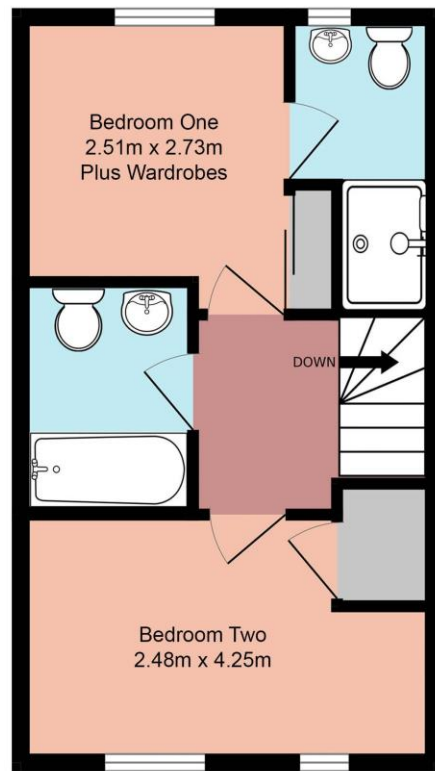


Nursling  
£299,950

**brantons**



Ground Floor  
30.9 sq.m. approx.



1st Floor  
30.9 sq.m. approx.



## Accommodation

**Lounge** 14' 7" x 10' 5" (4.45m x 3.18m)

**Kitchen-Diner** 9' 9" x 10' 6" (2.96m x 3.19m)

**Downstairs W.C** 3' 2" x 5' 1" (0.96m x 1.54m)

**Bedroom One** 8' 3" x 8' 11" (2.51m x 2.73m) Plus Wardrobes

**En-suite** 9' 9" x 4' 9" (2.98m x 1.44m)

**Bedroom Two** 8' 2" x 13' 11" (2.48m x 4.25m)

**Bathroom** 7' 8" x 5' 7" (2.33m x 1.71m)

## Property

Brantons are pleased to present for sale this modern mid-terrace home built circa 2018 by reputable builder Bloor Homes and situated on the highly regarded Fen Meadows development. The ground floor accommodation is comprised of an entrance hallway, spacious lounge and with generous storage cupboard, kitchen-dining area with French doors leading to the rear garden, and there is also a W.C. The first floor consists of two double bedrooms with a luxury en-suite shower room and fitted wardrobes to the master, and from the landing there is a family sized bathroom. The front of the property provides two allocated car parking spaces and at the rear is a low maintenance garden that is mainly laid to artificial lawn with a patio seating area, garden shed and gated rear access. In our opinion the property would be ideally suited to first time buyers, buy to let investors or downsizers. The property benefits from the remainder of a 10 year NHBC warrantee and is offered with no forward chain. To fully appreciate the location and accommodation on offer, early viewing comes highly recommended.

## Features

- \*\*No Forward Chain Offered\*\*
- Modern Mid-Terrace House Built 2018
- Two Double Bedrooms
- Spacious Lounge
- Kitchen With Fitted Appliances
- Downstairs W.C
- Family Sized Bathroom & En-suite to Master
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden
- Remainder of 10 Year NHBC Warrantee

## Information

**Local Authority:** Test Valley Borough Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

- Infant: Nursling
- Junior: Nursling
- Senior: Mountbatten

## Distances

**Motorway:** 1.0 miles

**Southampton Airport:** 7.5 miles

**Southampton City Centre:** 5.2 miles

**New Forest Park Boundary:** 4.1 miles

**Train Stations** Ashurst: 5.3 miles

Totton: 2.6 miles

## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the second exit onto Commercial Road/A36. Join the A35 at Redbridge. Exit A35 at Redbridge causeway at the roundabout take the second exit onto the M271. Exit the M271 at the first sliproad. At the roundabout take the third exit onto Brownhill Way and continue straight over the roundabout. At the traffic lights turn left onto Frogmore Lane. Take the fourth right onto Redbridge Lane. Turn left onto Boddington Avenue and then right into Merrygrove Way.

## Energy Performance

9/26/24, 5:46 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Nursling SOUTHAMPTON SO16 0J	Energy rating <b>B</b>	Valid until: 19 April 2028
		Certificate number:

Property type: Mid-terrace house

Total floor area: 64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

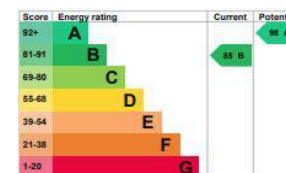
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



[www.brantons.co.uk](http://www.brantons.co.uk)

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