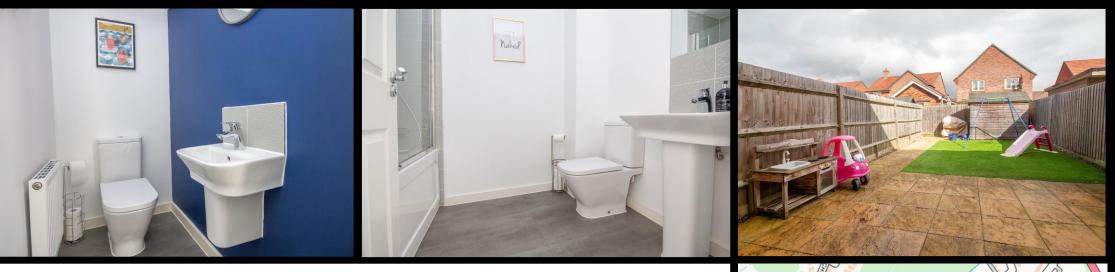
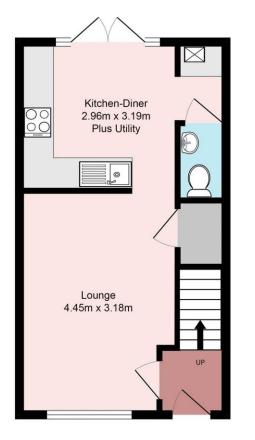


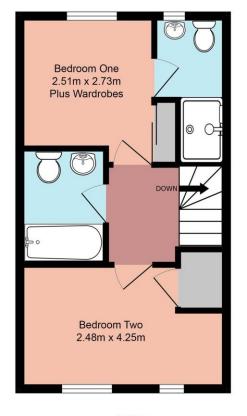
# Nursling £299,950











1st Floor 30.9 sq.m. approx.



# Accommodation Lounge 14' 7'' × 10' 5'' (4.45m × 3.18m) Kitchen-Diner 9' 9'' × 10' 6'' (2.96m × 3.19m) Downstairs W.C 3' 2'' × 5' 1'' (0.96m × 1.54m) Bedroom One 8' 3'' × 8' 11'' (2.51m × 2.73m) Plus Wardrobes En-suite 9' 9'' × 4' 9'' (2.98m × 1.44m) Bedroom Two 8' 2'' × 13' 11'' (2.48m × 4.25m) Bathroom 7' 8'' × 5' 7'' (2.33m × 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	Distances			
Local Authority: Test Valley Borough Counc	Motorway: 1.0 miles	Motorway: 1.0 miles		
Council Tax Band: C	Southampton Airport: 7.5 miles	Southampton Airport: 7.5 miles		
Tenure Type: Freehold	Southampton City Centre: 5.2 miles	Southampton City Centre: 5.2 miles		
School Catchments Infant: Nursling	New Forest Park Boundary: 4.1 miles			
Junior: Nursling	Train Stations Ashurst: 5.3 miles			
Senior: Mountbat	n 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**

Energy performa	ince certificate	(EPC)	
Nursling SOUTHAMPTON SO16 0	Energy rating	Valid until:	19 April 2028
	Certificate number:		

#### 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-landlordguidance).

#### 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.



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

For properties in England and Wales:

## t: 02380 875 020





### www.brantons.co.uk

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

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 LP nor any of lis employees or agents has any authority to make or give any representation or warranty.

