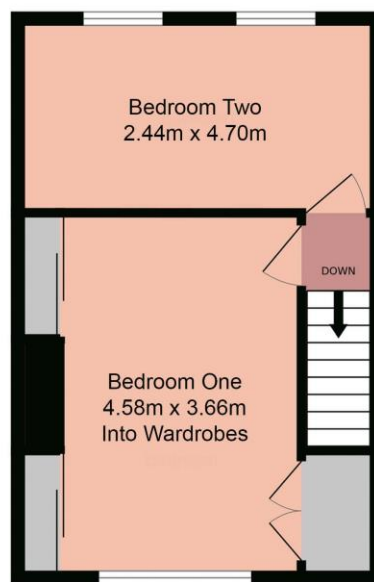
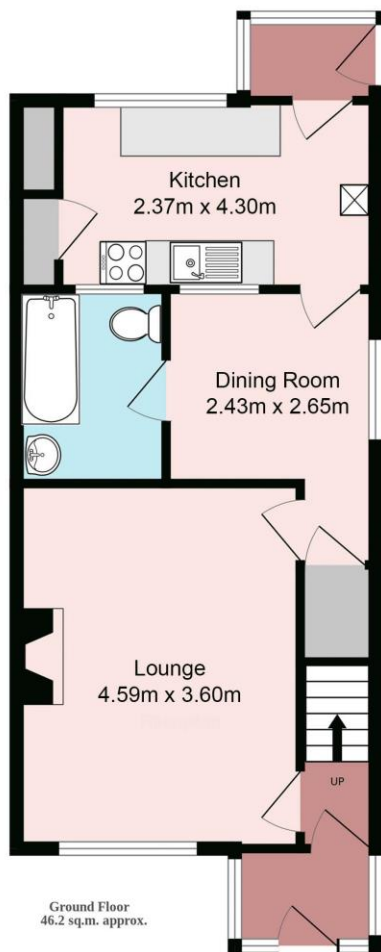




Totton  
£265,000

brantons



## Accommodation

**Front Porch** 3' 11" x 5' 10" (1.19m x 1.77m)

**Lounge** 15' 1" x 11' 10" (4.59m x 3.60m)

**Dining Room** 8' 0" x 8' 8" (2.43m x 2.65m)

**Kitchen** 7' 9" x 14' 1" (2.37m x 4.30m)

**Bathroom** 8' 0" x 6' 3" (2.44m x 1.90m)

**Rear Porch** 3' 5" x 5' 6" (1.03m x 1.67m)

**Rear Garden** 3' 5" x 5' 6" (1.03m x 1.67m)

**Bedroom One** 15' 0" x 12' 0" (4.58m x 3.66m) Into Wardrobes

**Bedroom Two** 8' 0" x 15' 5" (2.44m x 4.70m)

## Property

Brantons Independent Estate Agents are delighted to offer for sale this charming character semi-detached home situated in a convenient location within Totton. The ground floor begins with an entrance porch that leads to; a spacious lounge, dining room, kitchen with storage larder, and a sizable bathroom. The first floor accommodation consists of two double bedrooms with the master being a particularly impressive size and benefiting from the use of built-in wardrobes.

To the front of the property is gated driveway parking and at the rear there is a private garden which is approximately 185ft in length. The garden is largely laid to lawn with established hedgerows, plants, and a large timber storage shed. No forward chain is offered and this property offers excellent potential to modernise. To fully appreciate the property, Brantons advise that an early viewing will be essential to avoid any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Character Semi-Detached Home
- Two Double Bedrooms
- Spacious Lounge
- Dining Room
- Kitchen With Storage Larder
- Sizable Bathroom
- Gated Driveway Parking
- Large Rear Garden Approx 185ft in Length
- Excellent Potential to Modernise

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** C

**Tenure Type:** Freehold

**School Catchments**

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

## Distances

**Motorway:** 1.7 miles

**Southampton Airport:** 10.1 miles

**Southampton City Centre:** 5.1 miles

**New Forest Park Boundary:** 1.3 miles

**Train Stations** **Ashurst:** 4.3 miles

**Totton:** 1.1 miles

## Directions

- 1) From our office, head northwest on Salisbury Road/A36 for approximately 0.5 miles.
- 2) Take the sixth left into Sylvia Crescent.
- 3) Turn left again and the property will be found on the right hand side after the bend.

## 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 Rented Property (PRP), it can 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-prp-2020) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-prp-2020>).

**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.

