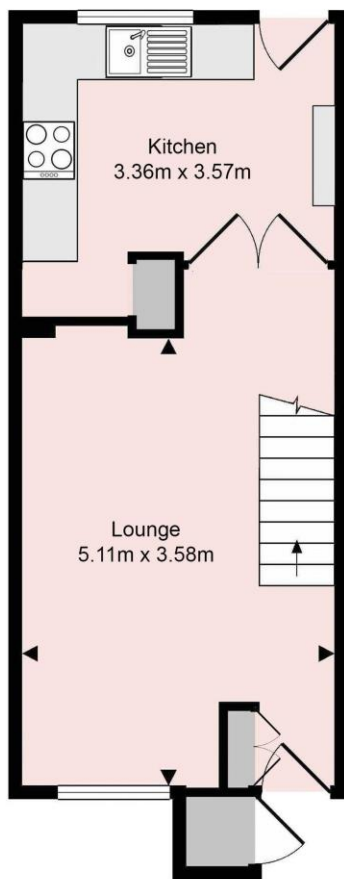


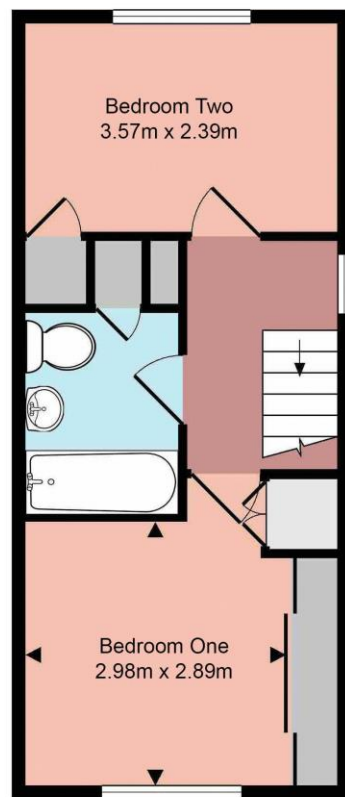


West Totton
£279,950

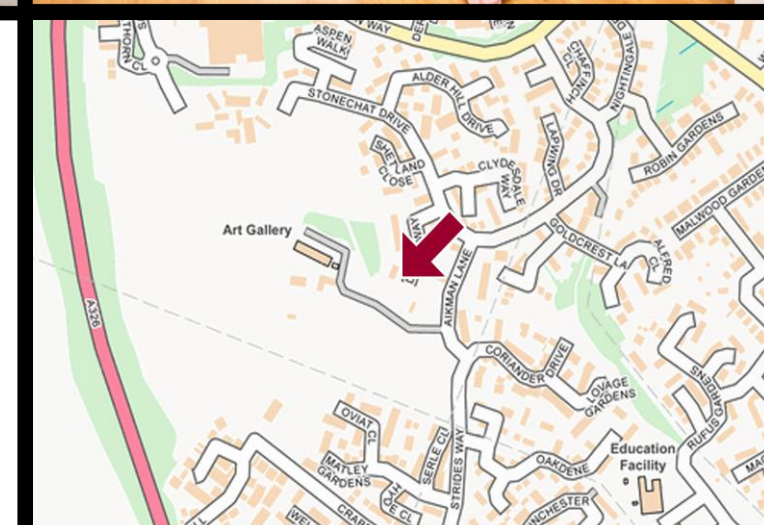
brantons



Ground Floor



1st Floor



Accommodation

Lounge 16' 9" x 11' 9" (5.11m x 3.58m)

Kitchen 11' 0" x 11' 9" (3.36m x 3.57m)

Bedroom One 9' 9" x 9' 6" (2.98m x 2.89m) Plus Wardrobes

Bedroom Two 11' 9" x 7' 10" (3.57m x 2.39m)

Bathroom 5' 7" x 6' 9" (1.69m x 2.06m)

Property

An opportunity arises to acquire this modern terraced house situated in the popular residential area of West Totton. The ground floor accommodation is comprised of a spacious lounge with open-plan dining area and a modern kitchen with breakfast bar.

Upstairs consists of two double bedrooms with the master benefiting from the use of fitted wardrobes, and from the landing there is a family sized bathroom. Additional benefits of the property include allocated parking and a private rear garden which is largely laid to lawn with decked seating area. Brantons are sure that because of the location on offer an early viewing will be necessary to avoid any later disappointment.

Features

- Modern Terrace House
- Two Double Bedrooms
- Spacious Lounge
- Open-Plan Dining Area
- Modern Kitchen
- Family Bathroom
- Allocated Parking
- Enclosed Rear Garden With Lawn & Decked Seating Area
- Private & Sunny Rear Aspect
- Quiet Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

- Infant: Hazelwood
- Junior: Abbotswood
- Senior: Testwood

Distances

Motorway: 2.4 miles

Southampton Airport: 8.5 miles

Southampton City Centre: 6.8 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 3.3 miles

Totton: 1.9 miles

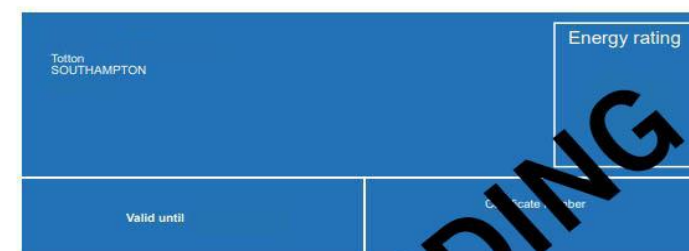
Directions

1) From our Office head west on Water Lane. 2) At the main junction turn right onto Calmore Road 3) Take the third left onto Michigan Way 4) Take the first left onto Stonechat Drive 5) Take the sixth left into Dales Way

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 in Great Britain, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](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>



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