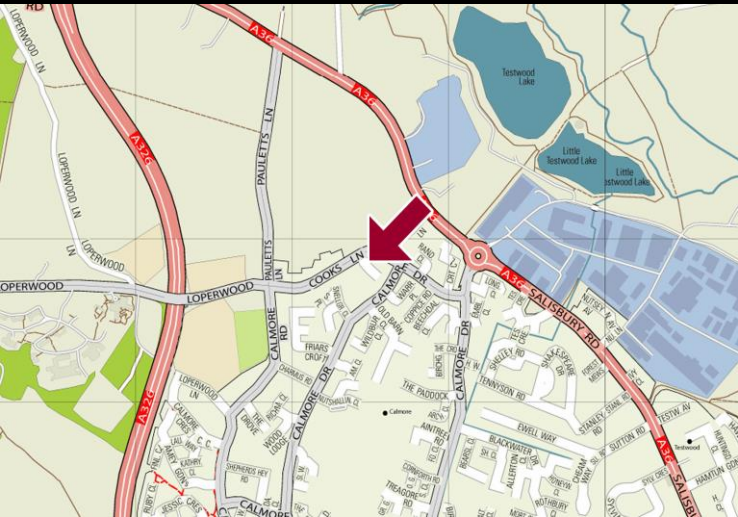
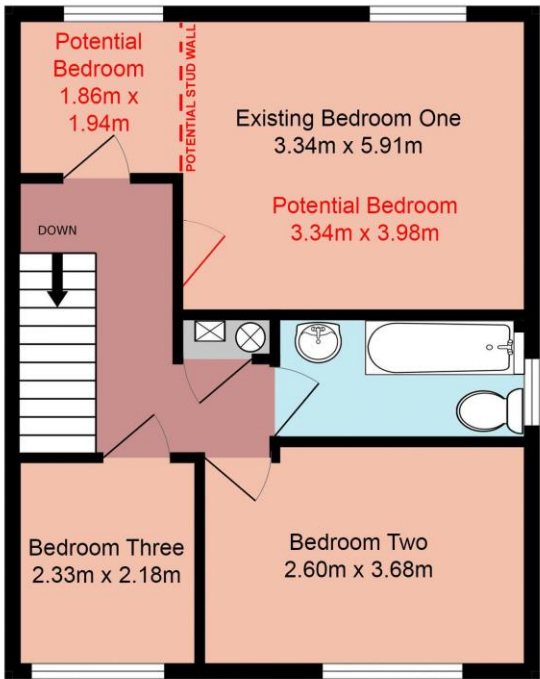
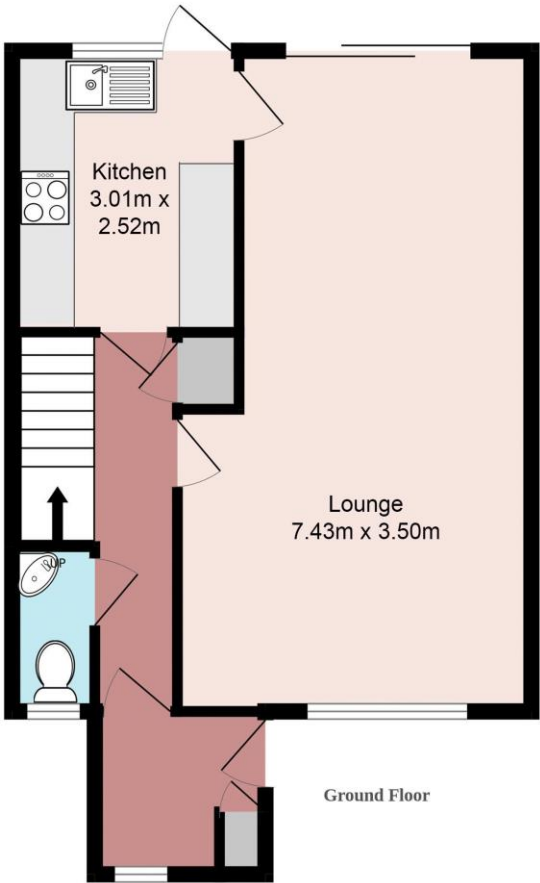




9, Buckland Gardens, Calmore, SO40 2SB  
Guide Price £325,000

**brantons**





Accommodation
<b>Lounge-Diner</b> 11' 6" x 13' 1" (3.50m x 3.98m)
<b>Kitchen</b> 9' 11" x 8' 3" (3.01m x 2.52m)
<b>Downstairs W.C</b> 4' 9" x 2' 10" (1.45m x 0.86m)
<b>Bedroom One</b> 10' 11" x 19' 5" (3.34m x 5.91m)
<b>Bedroom Two</b> 8' 6" x 12' 1" (2.60m x 3.68m)
<b>Bedroom Three</b> 7' 8" x 7' 2" (2.33m x 2.18m)
<b>Bathroom</b> 4' 6" x 9' 0" (1.37m x 2.75m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this versatile detached family home situated within the ever popular residential location of Calmore. The ground floor layout is comprised of a spacious lounge-diner, kitchen, and W.C accessed via the hallway. The first floor accommodation consists of three bedrooms, and a family bathroom.
The property has scope to revert the property back to its original design of being a four bedroom home with the construction of a stud wall to bedroom one and a new door access (see the floor plan for further details). Additional benefits of the property include a garage and an enclosed rear garden that is mainly laid to lawn and features a patio seating area. To fully appreciate the location and accommodation on offer we believe an early viewing will be necessary to avoid any later disappointment.

Features
<ul style="list-style-type: none"><li>*NO FORWARD CHAIN*</li><li>Detached Family Home</li><li>Three Bedrooms (Potential to Create Four)</li><li>Spacious Lounge-Diner</li><li>Kitchen</li><li>Downstairs W.C</li><li>Family Bathroom</li><li>Garage In Nearby Block</li><li>Enclosed Rear Garden</li><li>Popular Residential Location</li></ul>

Information
<b>Local Authority:</b> New Forest District Council
<b>Council Tax Band:</b> D
<b>Tenure Type:</b> Freehold
<b>School Catchments</b> <ul style="list-style-type: none"><li>Infant: Calmore</li><li>Junior: Calmore</li><li>Senior: Testwood</li></ul>

Distances
<b>Motorway:</b> 1.6 miles
<b>Southampton Airport:</b> 9.6 miles
<b>Southampton City Centre:</b> 5.8 miles
<b>New Forest Park Boundary:</b> 0.5 miles
<b>Train Stations</b> <ul style="list-style-type: none"><li>Ashurst: 5.1 miles</li><li>Totton: 2.0 miles</li></ul>

Directions
<ol style="list-style-type: none"><li>1) Head northwest on Salisbury Rd/A36.</li><li>2) At the roundabout take the first exit onto Calmore Drive.</li><li>3) Turn right to stay on Calmore Drive.</li><li>4) Take the third left into Buckland Gardens.</li><li>5) The property will be found on the left hand side towards the end of the resident's walkway.</li></ol>

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><h3>Energy performance certificate (EPC)</h3><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div><div>Valid until</div><div>Certificate number</div></div><div><b>Property type</b></div><div><b>Total floor area</b></div><div><b>Rules on letting this property</b><p>Properties can be rented if they have an energy rating from A to E.</p><p>If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard">guidance for landlords on the required minimum energy efficiency standard (EPC rating)</a>.</p><div><b>Energy efficiency rating for this property</b></div><div><a href="#">See how to improve this property's energy performance.</a></div></div><div><a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</a></div></div>



