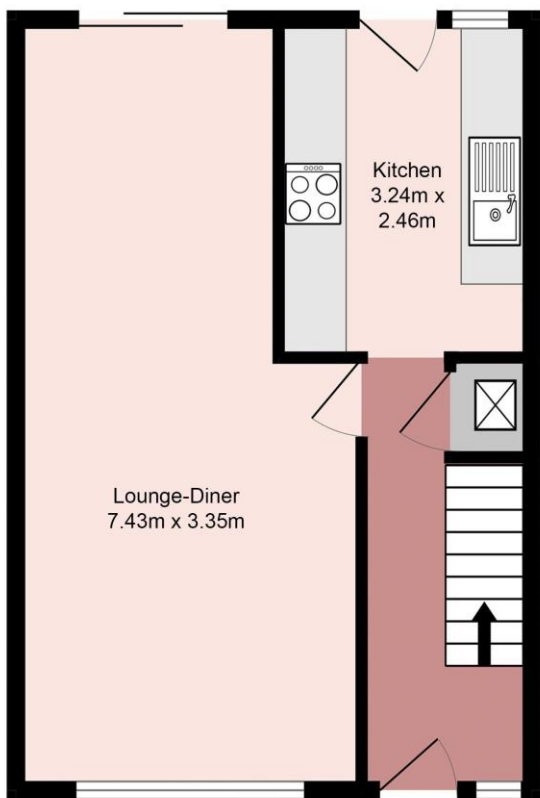


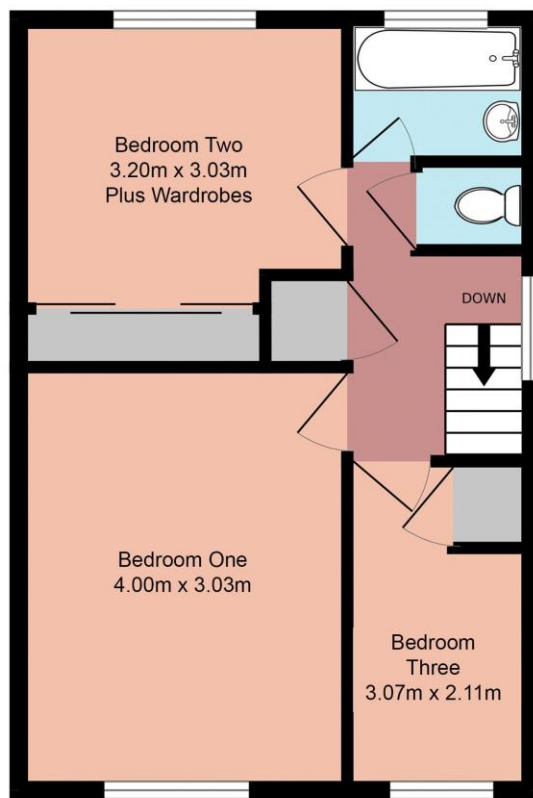


8, Aintree Road, Calmore, SO40 2TL
Offers in excess of £259,950

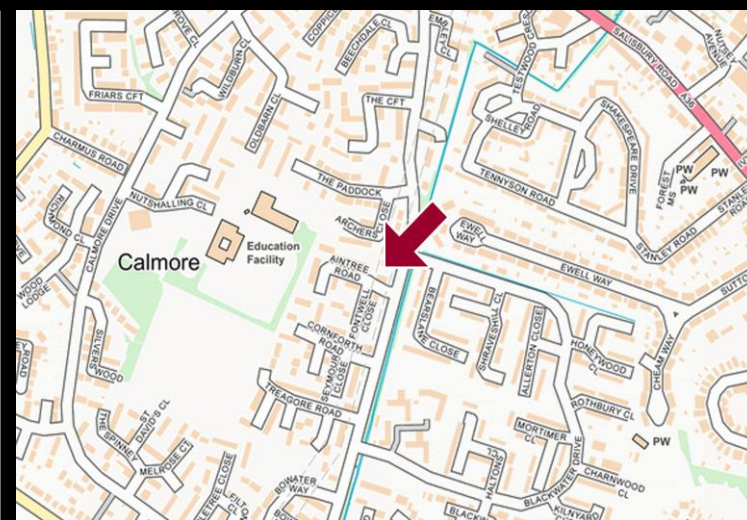
brantons



Ground Floor



1st Floor



Accommodation

Lounge-Diner 24' 5" x 11' 0" (7.43m x 3.35m) Maximum
Kitchen 10' 8" x 8' 1" (3.24m x 2.46m)
Bedroom One 13' 1" x 9' 11" (4.00m x 3.03m)
Bedroom Two 10' 6" x 9' 11" (3.20m x 3.03m)
Bedroom Three 10' 1" x 6' 11" (3.07m x 2.11m) Maximum
Bathroom 6' 11" x 4' 10" (2.11m x 1.47m)
Downstairs W.C 2' 9" x 4' 1" (0.83m x 1.25m)

Property

Situated in a cul-de-sac location within the ever popular residential area of Calmore, Brantons are pleased to offer for sale this semi-detached family home. The ground floor accommodation is comprised of an entrance hallway, spacious lounge-diner and contemporary kitchen.

The first floor consists of three bedrooms with both bedrooms one and two being generous double rooms. From the landing there is a bathroom with separate W.C. The front of the property provides driveway parking for several vehicles and access to a garage. At the rear is an enclosed garden that is larger than average for a property of this nature. The garden incorporates a large patio seating area, artificial grass, pond and storage shed. No forward chain is offered and to fully appreciate the location and accommodation on offer, early viewing will be necessary.

Features

- *NO FORWARD CHAIN*
- Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge-Diner
- Contemporary Kitchen
- Bathroom
- Separate W.C
- Garage
- Ample Driveway Parking
- No Forward Chain Offered

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Calmore
Junior: Calmore
Senior: Testwood

Distances

Motorway: 1.9 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.9 miles
New Forest Park Boundary: 1.1 miles
Train Stations
Ashurst: 5.1 miles
Totton: 2.1 miles

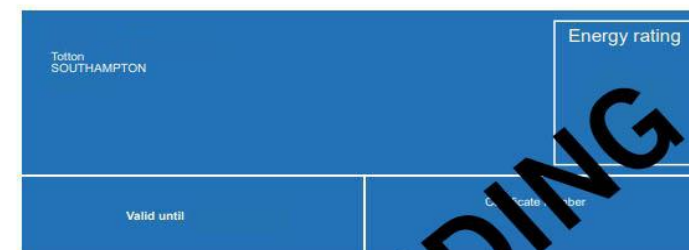
Directions

1) From our office travel North West on Salisbury Road/A36 for approximately one mile. 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive. 3) Take the fourth right onto Aintree Road. 4) You will find the property on the right hand side.

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 a listed building, it may not 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-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

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 | 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.

