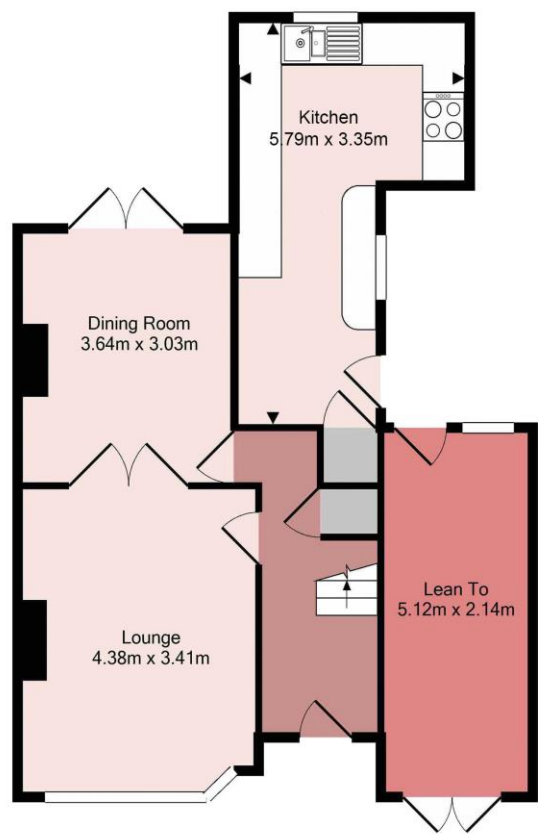


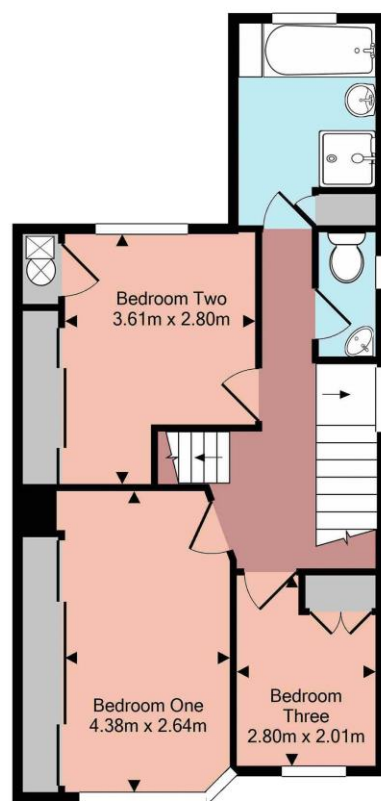


103, Salisbury Road, Totton, SO40 3HZ
£385,000

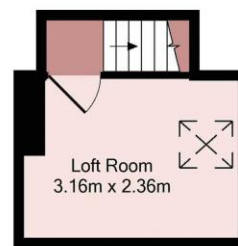
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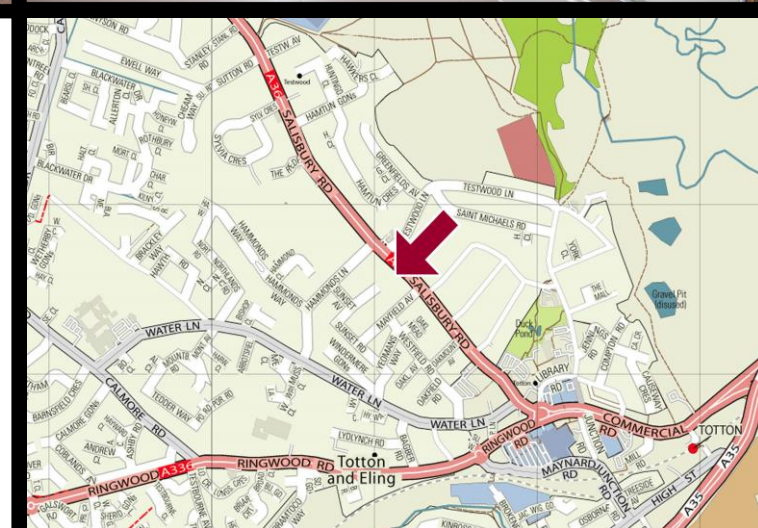
Ground Floor



1st Floor



2nd Floor



Accommodation

Lounge 14' 4" x 11' 2" (4.38m x 3.41m)

Dining Room 11' 11" x 9' 11" (3.64m x 3.03m)

Kitchen 19' 0" x 11' 0" (5.79m x 3.35m)

Bedroom One 14' 4" x 8' 8" (4.38m x 2.64m) Plus Wardrobes

Bedroom Two 11' 10" x 9' 2" (3.61m x 2.80m) Plus Wardrobes

Bedroom Three 9' 2" x 6' 7" (2.80m x 2.01m) Maximum

Downstairs W.C 5' 9" x 2' 9" (1.75m x 0.84m)

Bathroom 9' 7" x 6' 11" (2.91m x 2.11m)

Loft Room 10' 4" x 7' 9" (3.16m x 2.36m)

Lean To 16' 10" x 7' 0" (5.12m x 2.14m)

Property

Brantons Independent Estate Agents are proud to offer for sale this extended semi-detached family home situated in a convenient central location within Totton. The surprisingly spacious ground floor accommodation is comprised of a lounge with bay window, dining room with French doors and kitchen with a comprehensive range of storage units and work surface space. The first floor accommodation consists of three bedrooms and a family bathroom with separate W.C. From the landing there are also stairs leading to a useful loft area. The front of the property is accessed via a service road and provides ample driveway parking leading to a useful timber lean-to with barn style doors. At the rear is an established, South-Westerly facing garden that is mainly laid to lawn with large timber storage shed. The location offers a short level walk to shops, local amenities and transport links including a mainline train station. An internal inspection is highly advised to fully appreciate the versatile accommodation on offer.

Features

- Semi-Detached Family Home
- Three Bedrooms
- Lounge With Bay Window
- Dining Room With French Doors
- Kitchen With Fitted Appliances
- Family Bathroom & Seperate W.C
- Useful Loft Room
- Ample Driveway Parking
- South-Westerly Facing Rear Garden
- Walking Distance Of Local Schools

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

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

Distances

Motorway: 1.4 miles

Southampton Airport: 8.6 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 2.1 miles

Train Stations Ashurst: 3.9 miles

Totton: 0.8 miles

Directions

1) From our office head northwest on Salisbury Road. 2) Continue for approximately 0.4 miles where the property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating D	Valid until: 13 August 2030
		Certificate number:
Property type	Semi-detached house	
Total floor area	104 square metres	

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

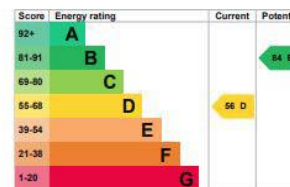
[See how to improve this property's energy efficiency.](#)

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.

For properties in England and Wales:

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



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.

