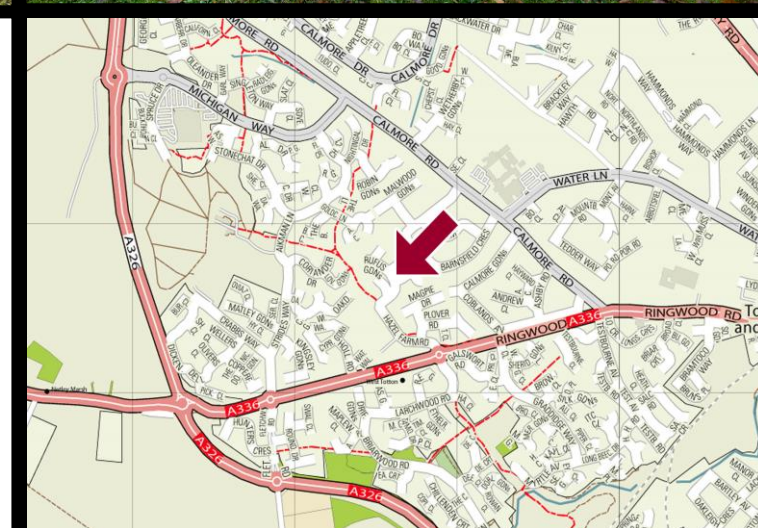
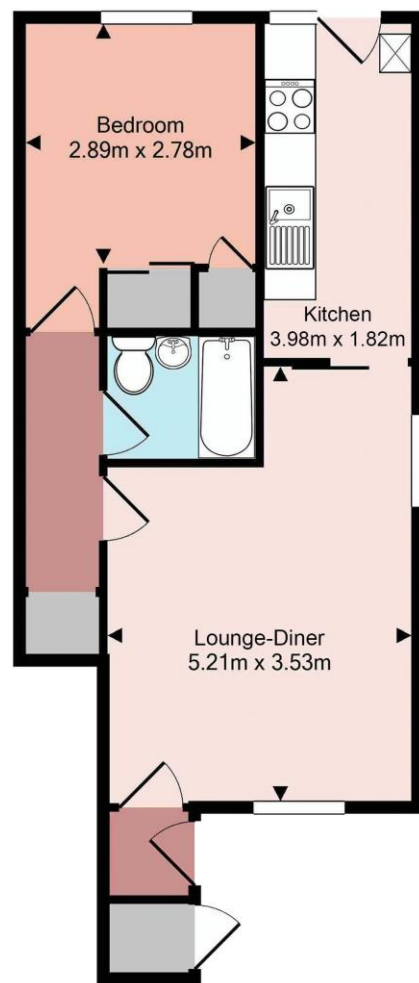




89, Rufus Gardens, Totton, SO40 8TB
£195,000

brantons



Accommodation

Lounge-Diner 17' 1" x 11' 7" (5.21m x 3.53m) Maximum

Kitchen 13' 1" x 6' 0" (3.98m x 1.82m)

Bedroom 9' 6" x 9' 1" (2.89m x 2.78m)

Bathroom 6' 0" x 4' 11" (1.82m x 1.50m)

Property

Situated in a quiet cul-de-sac position within the highly regarded residential area of West Totton, Brantons are pleased to present for sale this purpose built ground floor maisonette. The accommodation is comprised of a double bedroom with fitted wardrobe, spacious lounge-diner, contemporary kitchen and a modern bathroom.

Additional benefits of the property include allocated car parking and direct access to a larger than average South-Westerly facing garden with gated side access. The garden is mainly laid to lawn with a patio seating area. In our opinion this property would make an ideal first purchase or downsize. To fully appreciate the location and accommodation on offer, early viewing will be essential to avoid any later disappointment.

Features

- Purpose Built Ground Floor Maisonette
- Double Bedroom With Fitted Wardrobe
- Spacious Lounge-Diner
- Contemporary Kitchen
- Modern Bathroom
- Allocated Car Parking
- Private South-Westerly Facing Rear Garden
- Quiet Cul-de-sac Location Close To Local Amenities
- Ideal First Purchase Or 'Buy-To-Let' Investment
- Approx 960 Year Lease / No Ground Rent / No

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Leasehold

School Catchments

Infant:	N/A
Junior:	N/A
Senior:	N/A

Distances

Motorway: 2.2 miles

Southampton Airport: 10.9 miles

Southampton City Centre: 5.4 miles

New Forest Park Boundary: 0.8 miles

Train Stations Ashurst: 3.4 miles

Totton: 1.6 miles

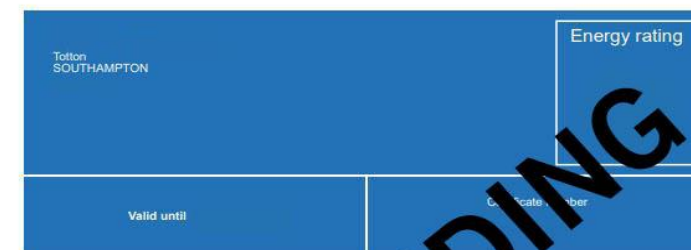
Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn right onto Hazel Farm Road. 5) Follow the road around onto Rufus Gardens where the property will be found 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 rented for 12 months or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the minimum energy efficiency standards for landlords \(MEES\)](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.

