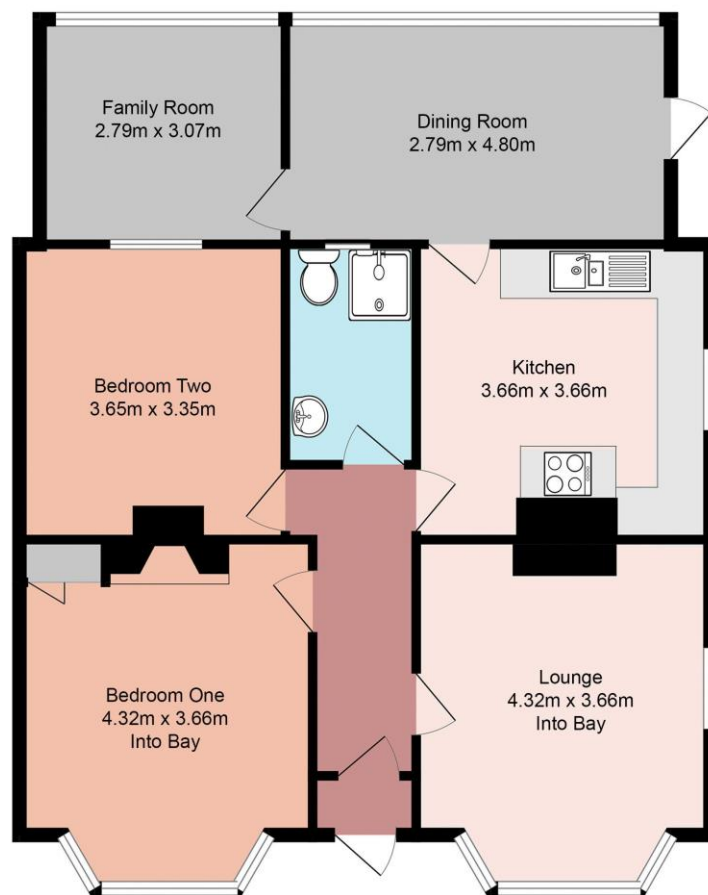




2, Stannington Crescent, Totton, SO40 3QB
£380,000

brantons



Ground Floor
85.7 sq.m. approx.



Accommodation	
Lounge	14' 2" x 12' 0" (4.32m x 3.66m) Into Bay
Kitchen	12' 0" x 12' 0" (3.66m x 3.66m)
Dining Room	9' 2" x 15' 9" (2.79m x 4.80m)
Bedroom One	14' 2" x 12' 0" (4.32m x 3.66m) Into Bay
Bedroom Two	12' 0" x 11' 0" (3.65m x 3.35m)
Shower Room	8' 11" x 5' 4" (2.72m x 1.63m)
Garage	19' 5" x 11' 7" (5.92m x 3.52m)
Workshop	8' 8" x 8' 4" (2.64m x 2.54m)
Outside W.C	3' 8" x 2' 11" (1.11m x 0.88m)
Tool Shed	3' 3" x 4' 2" (1.00m x 1.27m)

Property
Brantons Independent Estate Agents are delighted to present for sale this charming detached bungalow situated in a convenient location within central Totton. The accommodation consists of two double bedrooms, lounge with bay window and feature fireplace, dining room, kitchen, shower room, and a further reception room.
The property benefits from ample block paved driveway parking and there is also side access through to the rear garden which incorporates a detached garage and workshop. The well established garden is largely laid to lawn with a patio seating area and enjoys a good degree of privacy. No forward chain is offered and as a result of this, an early viewing will be necessary to avoid any later disappointment.

Features
NO FORWARD CHAIN - Charming Detached Bungalow - Two Double Bedrooms - Lounge with Bay Window - Spacious Kitchen - Dining Room - Family Room - Expansive Block Paved Driveway & Detached Garage - Private Enclosed Rear Garden

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.1 miles
Council Tax Band: D	Southampton Airport: 8.3 miles
Tenure Type: Freehold	Southampton City Centre: 4.4 miles
School Catchments	New Forest Park Boundary: 1.8 miles
Infant: Oakfield	Train Stations
Junior: Oakfield	Ashurst: 3.5 miles
Senior: Testwood	Totton: 0.5 miles

Directions
1) From our office, head north on Salisbury Road for approximately 230 yards. 2) Turn right into Stannington Crescent.

Energy Performance

Energy performance certificate (EPC)

Totton
SOUTHAMPTON
SO40 3

Energy rating

D

Valid until:

6 February 2035

Certificate number:

Property type

Detached bungalow

Total floor area

91 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

Score	Energy rating	Current	Potential
32+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

