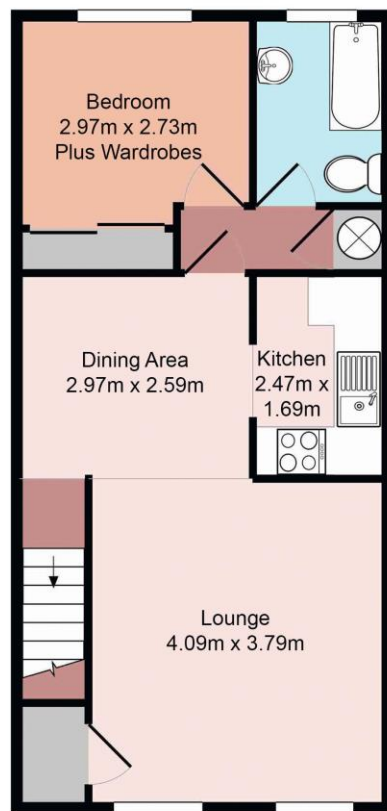




33a, Kingsley Gardens, Totton, SO40 8ET
£200,000

brantons



Accommodation

Lounge 13' 5" x 12' 5" (4.09m x 3.79m)

Dining Area 9' 9" x 8' 6" (2.97m x 2.59m)

Kitchen 8' 1" x 5' 7" (2.47m x 1.69m)

Bedroom 9' 9" x 8' 11" (2.97m x 2.73m) Plus Wardrobes

Bathroom 7' 10" x 5' 6" (2.38m x 1.68m)

Property

An opportunity arises to purchase this modern purpose built 'Chelsea Style' maisonette situated in a cul-de-sac location within the ever popular residential area of West Totton.

The accommodation comprises of a spacious lounge, open-plan dining area, contemporary kitchen, double bedroom with built in wardrobe, and a modern bathroom. Additional benefits of the property included two allocated parking spaces and an enclosed garden that is laid to low maintenance shingle stone. No forward chain is offered and Brantons are sure that an early viewing will be necessary to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Purpose Built Maisonette
- Spacious Lounge
- Dining Area
- Contemporary Kitchen
- Double Bedroom With Fitted Wardrobe
- Modern Bathroom
- Two Allocated Parking Spaces
- Generous Rear Garden
- Ideal First Purchase or Rental Investment

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Leasehold

School Catchments

- Infant: Hazel Wood
- Junior: Abbotswood
- Senior: Hounslow / Testwood

Distances

Motorway: 2.4 miles

Southampton Airport: 10.6 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.5 miles

Train Stations Ashurst: 3.0 miles

Totton: 1.9 miles

Directions

1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout 3) Take the third exit onto Crabbs Way. 4) Take the first right onto Strides Way. 5) Take the first right into Kingsley Gardens and then the first right and the property will be on your left, towards the end of the cul-de-sac.

Energy Performance

1/3/25, 3:09 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

33a Kingsley Gardens Totton SOUTHAMPTON SO40 8ET	Energy rating D	Valid until: 10 May 2032 Certificate number: 2669-5521-5641-1741-5122
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Property type	Top-floor maisonette
Total floor area	49 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 C.

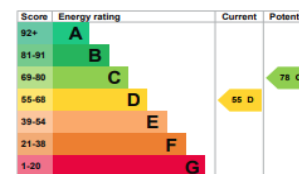
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/2669-5521-5641-1741-5122?print=true>

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www.brantons.co.uk

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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.

