

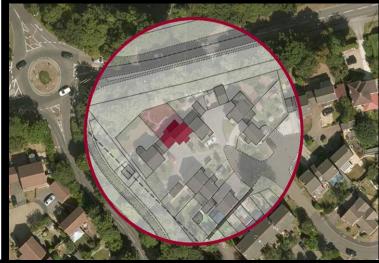
20, Galsworthy Road, Totton, SO40 8TJ Guide Price £359,950

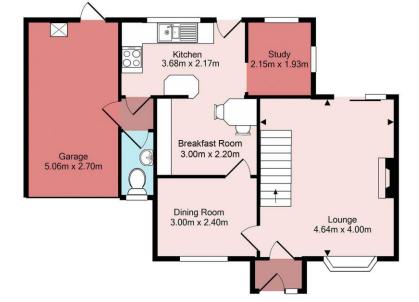
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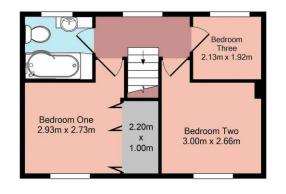












1st Floor

Ground Floor

Accommodation		Directions	
Lounge 15' 3" x 13' 1" (4.64m x 4.00m) Bedroom Two 9' 10" x 8' 9" (3.00m x 2.66m) Dining Room 9' 10" x 7' 10" (3.00m x 2.40m) Bedroom Three 7' 0" x 6' 4" (2.13m x 1.92m) Kitchen 12' 1" x 7' 1" (3.68m x 2.17m) Bathroom 6' 10" x 5' 11" (2.08m x 1.81m) Breakfast Room 9' 10" x 7' 3" (3.00m x 2.20m) Garage 16' 7" x 8' 10" (5.06m x 2.70m) Study 7' 1" x 6' 4" (2.15m x 1.93m) Downstairs W.C 5' 10" x 3' 1" (1.78m x 0.93m) Bedroom One 9' 7" x 8' 11" (2.93m x 2.73m) Plus Wardrobes Fill Study of the s		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) Turn left into Graddidge Way. 5) Take the first right into Galsworthy Road.	
Property		Energy Performance	
An exciting opportunity arises to purchase this extended semi-detached home situated in a quiet cul-de-sac location within the ever popular residential area of West Totton. The ground floor accommodation is comprised of a lounge with feature fireplace and sliding patio door, separate dining room, kitchen, breakfast room, study and W.C. Upstairs consists of three bedrooms and a bathroom with shower-bath. Additional features of the property include driveway parking leading to a garage which can be accessed integrally and there is also a generous rear garden that benefits from a good degree of privacy and seclusion. The garden is mainly laid to lawn with patio seating area. No forward chain is offered and Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary to avoid any later disappointment.		Energy performance certificate (EPC) - Find an energy certificate - GVUR Energy performance certificate (EPC) Totor SOUTHAMPTON Energy rating Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control	
Features		Valid until	·O'·
NO FORWARD CHAIN	 Kitchen-Breakfast Room 	Property type	NV
Extended Semi-Detached House	Study & Downstairs W.C	Total floor area	
Three BedroomsLounge With Feature Fireplace	Family BathroomDriveway Parking Leading To Garage	· · · · · · · · · · · · · · · · · · ·	<u>.</u>
 Dining Room 	 Sizeable Private Rear Garden 	Rules on letting this property Properties can be realed if by have a conergy rating from A to	E.
Information	Distances	If the property excited F _ G, is such the let, unless an exemp on the registration and exemptions (https://www.gov.uk/guidance/d standard).	ion has been registered. You can read guidance for landlords omestic-private-rented-property-minimum-energy-efficiency-
Local Authority: New Forest District Council	Motorway: 2.4 miles	Energy licien rating for this property	
Council Tax Band: C Southampton Airport: 10.9 miles		See how to improve this property's energy performance.	
Tenure Type: Freehold	Southampton City Centre: 5.4 miles		
School Catchments Infant: Hazel Wood	New Forest Park Boundary: 1.0 miles		
Junior: Foxhills	Train Stations Ashurst: 3.4 miles		
Senior: Hounsdown	Totton: 1.6 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

🗅 The Property Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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