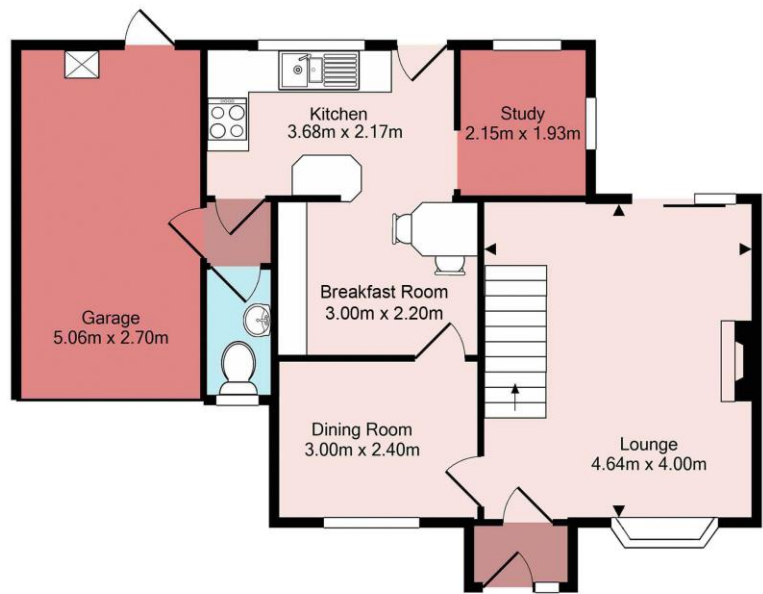


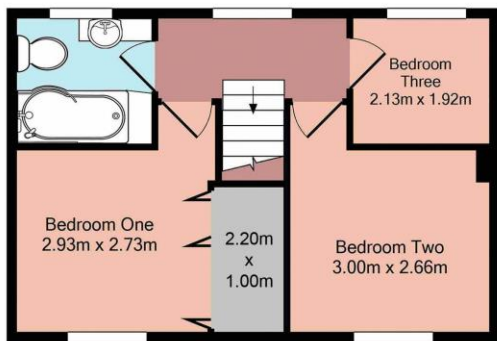


20, Galsworthy Road, Totton, SO40 8TJ
Guide Price £359,950

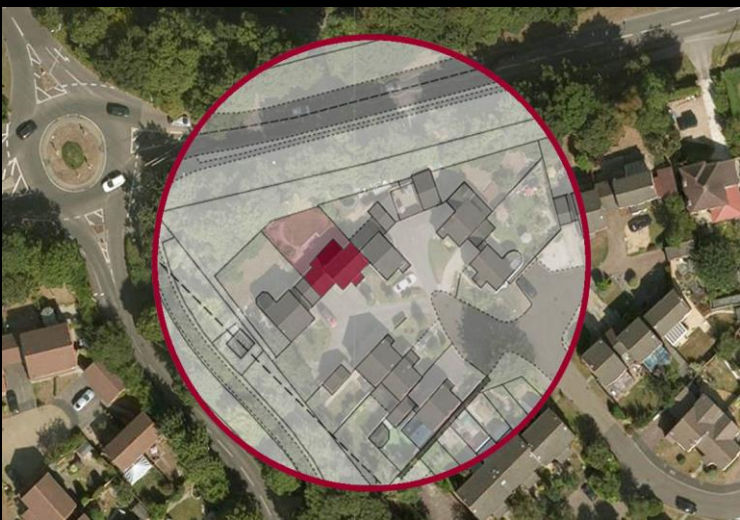
brantons



Ground Floor



1st Floor



Accommodation	
Lounge	15' 3" x 13' 1" (4.64m x 4.00m)
Dining Room	9' 10" x 7' 10" (3.00m x 2.40m)
Kitchen	12' 1" x 7' 1" (3.68m x 2.17m)
Breakfast Room	9' 10" x 7' 3" (3.00m x 2.20m)
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
Bedroom Two	9' 10" x 8' 9" (3.00m x 2.66m)
Bedroom Three	7' 0" x 6' 4" (2.13m x 1.92m)
Bathroom	6' 10" x 5' 11" (2.08m x 1.81m)
Garage	16' 7" x 8' 10" (5.06m x 2.70m)

Property
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.

Features	
NO FORWARD CHAIN	Kitchen-Breakfast Room
Extended Semi-Detached House	Study & Downstairs W.C
Three Bedrooms	Family Bathroom
Lounge With Feature Fireplace	Driveway Parking Leading To Garage
Dining Room	Sizeable Private Rear Garden

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Hazel Wood
	Junior: Foxhills
	Senior: Hounsdown

Distances	
Motorway: 2.4 miles	
Southampton Airport: 10.9 miles	
Southampton City Centre: 5.4 miles	
New Forest Park Boundary: 1.0 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) Turn left into Graddidge Way. 5) Take the first right into Galsworthy Road.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not Fitted with G. It must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (EPC ratings).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div>

